



# ***CIVIC CENTER STUDY***

***Government Office Space  
Facilities Plan Preliminary Report  
August 1993***

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Civic Center Government Office Facilities Plan Preliminary Report  
August 1993

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CIVIC CENTER FACILITIES PLAN  
CITY GOVERNMENT OFFICE SPACE PRELIMINARY REPORT  
AUGUST 1993

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## SUMMARY OF FINDINGS

The City and County of San Francisco occupies over 2.2 million square feet of office space throughout the city, housing over 100 city agencies. The city owns 22 office buildings providing 1.5 million sq.ft. of office space and leases an additional 753,747 sq.ft. in 31 buildings at an annual rent of \$12.7 million. Of this amount, the city leases over 500,000 sq.ft. of office space in 21 buildings within the Civic Center, paying nearly \$8.9 million in rent.

Tremendous savings in rent and wages lost to travel time between buildings exceeding \$300 million net of all costs over a 30 year period could be achieved if interrelated agencies and agencies with similar functions were located next to City Hall in two new city office buildings, as well as new buildings at the Hall of Justice, S.F. General Hospital and the 150 Otis Street Department of Social Services building.

Reorganizing the space distribution of city agencies into functional clusters would save millions of dollars each year in increased work efficiencies, in elimination of duplicative services and facilities, and in rent costs. Improved work space and electronic communication and record keeping would increase work efficiencies and public convenience. The net savings of locating functional clusters in new buildings exceed the costs of developing the buildings by over \$300 million. These costs include: Land for each site; construction materials and labor; principal, interest and finance charges to borrow money for construction; and tenant improvements for each agency to occupy each building. The facilities needed to achieve these savings include:

A new government office building on the McAllister/Van Ness/Golden Gate and Polk Street block to house planning, building and permit processing clusters and utilities and asset management clusters as well as the Fire Department combined with a civil courthouse on the same block.

A new public health building at or near San Francisco General Hospital to house a health services cluster comprised of 12 agencies now located in 7 buildings at an annual rent cost of over \$1 million.

A new public office building finishing the block facing City Hall at Grove and Van Ness. This could house information services, personnel and cultural arts clusters of agencies now housed in 12 locations within the Civic Center.

A new criminal justice building next to the Hall of Justice to house 8 criminal justice-related agencies located within the Hall of Justice and in nearby rented space. This would free up 150,000 sq.ft. of space within the Hall of Justice for much needed criminal courtrooms and detention facilities.

A new social services building next to the Department of Social Service's Otis Street headquarters. This would provide more efficient client seating, intake and interview areas, more efficient employee workspace and electronic record-keeping systems which, along with high speed elevators, would reduce employee travel time. Social service agencies located in five different buildings and paying over \$3.4 million in rent could be accommodated at this location.

A transportation cluster located within a city-owned building within the Civic Center. The transportation cluster would be comprised of MUNI, Parking and Traffic, traffic courts, Traffic Engineering, the Residential Parking Permits program, the Transportation Authority and the Waterfront Transportation Commission. It is suggested that facilities for parking control vehicles and their dispatch be located within enforcement zones throughout the city to eliminate travel time from a central storage/dispatch to their enforcement destination.

Consolidation of other agencies into existing city-owned buildings within the Civic Center area to form legislative, general government administration, finance and civil legal services functional clusters.

Consolidation of state, federal and local law libraries into one public facility with electronic access to all courts, law schools and government legal agencies.

Provision of a city vehicle parking facility within the Civic Center.

## **BACKGROUND**

There are 115 city and county government agencies in San Francisco providing a wide range of public services including legislative, transportation, health care, public protection and justice, social services, education, recreation, art and culture, maintenance of infrastructure including water and roads, and general administration of government.

These public services are provided by 25,000 city and county employees supported by a budget of over \$2 billion. Labor costs represented over 67.5 percent of the City's 1991-92 budget. The City owns over 5,000 acres of land in San Francisco, most of which is devoted to schools, parks, recreation facilities, port activities, vehicle storage and water facilities. The City also owns nearly 76,000 acres of land outside of the city limits, most of which are undeveloped watershed lands.

The City's public services are located in industrial, institutional, and office space throughout the city. Some agencies need to be located in neighborhoods where they can most conveniently serve their clients. Neighborhood-based services include fire stations, health clinics, day care centers, schools, libraries, parks and police stations. Some city services need to be strategically located throughout the city for efficiency, such as water reservoirs, pump stations or power substations.

Some services need to be located in industrial districts for greater efficiency, such as vehicle storage and repair facilities or storage of hazardous materials. Some agencies are very location-sensitive. For example, wastewater treatment facilities need to be near the Bay or Ocean for discharge. Many of the Port's activities need to be near the wharfs. The criminal courts need to be near the jail. Some agencies can be located anywhere in the city. For example, fire stations need to be neighborhood-based in order to adequately serve particular areas of the city. However, firefighter training and large equipment storage is best suited to industrial areas; the emergency command center should be centrally located; and the administrative office of the Fire Department can be located anywhere in the city, although it may be best suited for a Civic Center location. A number of administrative office functions of city agencies can and, for greater efficiencies, should be consolidated and located in a concentrated government center. The Civic Center serves as this government center in San Francisco.

In budget year 1992-93, the City paid \$67.1 million in rent for facilities and space to house many of its public employees, services and equipment. Within the Civic Center area of the city, 104 government agency offices are housed in 36 office buildings, 15 of which the city owns and 21 the city rents from private property

owners. The city leases 529,670 square feet of office space in Civic Center, housing 55 government agencies in these 21 buildings, for which the city pays \$8.8 million annually. Outside the Civic Center, the city leases an additional 224,077 square feet of office space in 10 buildings, paying \$3.8 million annually in rent (Please refer to Table 1).

The damage to city-owned buildings by the 1989 Loma Prieta earthquake has caused numerous government agencies to relocate to safer facilities and will require additional relocation as damaged and vulnerable buildings are vacated for repair and extensive seismic safety rehabilitation. Financing is being sought for building repairs and tenant relocation. The monumental task of balancing the city's budget is causing city agencies to identify and pursue measures which would create greater efficiencies in providing services, including consolidating activities, transferring manual information systems to electronic information systems, designing and building more efficient workspace for service providers, and minimizing the payment of rent to private property owners.

## **HISTORICAL DEVELOPMENT OF THE CIVIC CENTER**

San Francisco has had a difficult and turbulent history associated with its attempts to house its center of government in a ceremonial civic center. The form and function of its current civic center represents the highest achievement of its goal of presenting an efficient, ceremonial and democratic center of government for its citizens. After many years of struggle, it has achieved the distinction of having one of the nation's most attractive collection of government/public buildings. City policy seeks to preserve its stature and, further, to complete and enhance its role in the civic and cultural life of its citizens.

San Francisco government administration has evolved over the past 100 years since the region was "claimed" by the Spanish explorer Juan Bautista de Anza in 1776. De Anza's early settlement, consisting of a harbor, a military post (presidio) and a religious post (Mission Dolores) was called Yerba Buena and was ruled by Spain until Mexico achieved its independence from Spain in 1821. From 1821 to 1846 Yerba Buena and its mud floor government center located in the Presidio was ruled by Mexico. In 1846, Captain Montgomery of the United States Navy took possession of Yerba Buena. The village of Yerba Buena was renamed San Francisco in 1847.

The County of San Francisco was first established in February of 1850. In April of 1850 its first Mayor and Council were elected. The first town hall was established in 1850 at the former American Hotel on Stockton Street near Broadway. Inadequate from the beginning, it was replaced a few months later by the former Graham house at the northwest corner of Kearny Street and Pacific Avenue. The town hall remained at this location for about one year. San Francisco's quest for an efficient home for its government administrative functions has been plagued over the years by poor planning and natural disasters.

In March 1852, the California Exchange Building at Kearny and Clay Streets was pressed into service as a town hall, but the search continued for a more suitable site. The quest was concluded when the Jenny Lind Theater, located opposite Portsmouth Plaza, was selected as the location for the new city hall. Work began immediately on the theater's conversion following the final curtain in August 1852.

TABLE 1

**EXISTING CITY GOVERNMENT  
OFFICE SPACE USE  
1993**

CIVIC CENTER AREA				
	NO. AGENCIES*	NO. BUILDINGS	SQUARE FEET	ANNUAL RENT
LEASED SPACE	55	21	520,646	\$8,998,358
OWNED SPACE	49	15	935,271	N/A
TOTAL CITY GOV'T OFFICE SPACE IN CIVIC CENTER	104	36	1,455,917	\$8,998,358

OUTSIDE CIVIC CENTER				
	NO. AGENCIES*	NO. BUILDINGS	SQUARE FEET	ANNUAL RENT
LEASED SPACE	13	10	223,287	\$3,874,235
OWNED SPACE	11	7	610,760	N/A
TOTAL CITY GOV'T OFFICE SPACE OUTSIDE CIVIC CENTER	24	17	834,047	\$3,874,235

TOTAL CITYWIDE GOVERNMENT OFFICE SPACE				
	NO. AGENCIES*	NO. BUILDINGS	SQUARE FEET	ANNUAL RENT
LEASED	68	31	743,933	\$12,872,593
OWNED	60	22	1,546,031	N/A
TOTAL	128	53	2,289,964	\$12,872,593

\* Some Departments are in multiple locations



While a converted theater satisfied the immediate needs of government, it soon became overcrowded. Eleven years later the Union Hotel at Merchant and Kearny Streets and the El Dorado Gambling House at Kearny and Washington Streets were purchased to accommodate an expanding city government. These old buildings, however, did not represent the civic aspirations of this young, dynamic city; there remained a desire for a monumental center of government.

With public opinion in support of a new city hall, the legislature of the State of California, in its 1868-69 session, approved a law which provided for the construction of a city hall in San Francisco. Before the City's "home rule" Charter was enacted in 1890, the State Legislature had to approve all such expenditures. Under the law, the Governor was authorized to appoint three commissioners to supervise the construction of a new city hall on the abandoned Yerba Buena Cemetery bounded by Larkin, Market and McAllister Streets. Construction of a new City Hall began in 1871.

Twenty-six years later, in 1897, the new city hall was completed. Despite construction delays due to graft and corruption, the new City Hall was a handsome, monumental building reflecting the ambitions and achievements of this young city. It also reflected the tastes of a growing international planning and design aesthetic called the "City Beautiful" movement which patterned its architecture after French Beaux Arts forms and styles. During the late 1890's and early 1900's, proposals were presented for an enlarged government and civic center befitting the largest city on the Pacific Coast.

The most ambitious plan for becoming a "City Beautiful" emerged through the efforts of a group organized in January 1904 under the name of the Association for the Improvement and Adornment of San Francisco. In September 1904 the group hired Daniel H. Burnham, a Chicago architect and leader in the "City Beautiful" movement, to design a comprehensive plan for the improvement and adornment of the city. The group also hired a local architect, B.J. Cahill, to provide a design for the Civic Center.

This produced two visions for the Civic Center. Cahill proposed a central plaza surrounded by major buildings which would be connected to Golden Gate Park by an extension of the Panhandle. Burnham proposed a grander Civic Center featuring a large semicircular plaza at the intersection of Van Ness Avenue and Market Street. Around this core plaza, were sub-center clusters to be located along major streets which would fan out like spokes of a wheel from the core plaza. The current city hall was placed at a western sub-center with semicircular plazas embellishing its Fulton and Eighth Street facades. The Burnham Plan, entitled "Report on a Plan for San Francisco", published in September 1905, was favored by the group and was submitted to the Board of Supervisors for adoption.

The devastating earthquake and fire of 1906 shattered this vision. Twice within the three years following the earthquake the electorate rejected proposals to rebuild civic center. From 1906 until 1911, City departments were scattered in leased quarters in the downtown area, although some were able to occupy repaired quarters in the smaller Hall of Records adjacent to city hall as well as in some areas of the damaged city hall. In 1911, most city offices were relocated to a leased building located on Market Street between 8th and 9th Streets. An innovative design feature of this building allowed for its conversion to a hotel once a new city hall was constructed. City offices remained at this location until early 1916.

Following the 1911 election of Mayor Rolph Jr., a resurgence of civic pride and ambition was launched, patterned after the City Beautiful movement and its notions of monumental buildings flanked by grand plazas and wide boulevards. The formal composition of "City Beautiful" architecture, plantings, street embellishments and plazas was meant to be an expression of civic authority and pride--intending to impress and overawe. This grand vision was translated into a development plan adopted in 1912 which called for five major buildings to frame a central plaza: City Hall, an Auditorium, a Library, an Opera House and a State office building. Four minor buildings, housing offices for city departments, were proposed on each of the corners framing the plaza.

By this time, San Franciscan's wished to assure the world that the city was recovering from its devastating earthquake and fire and remained a vital and healthy center of the Pacific Coast. To demonstrate this vibrant recovery, and to stimulate investment interest, the City sponsored an international exposition to commemorate the completion of the Panama Canal and the 400 year anniversary of the European discovery of the Pacific Ocean. Mayor Rolph viewed the construction of a new city hall and the Exposition buildings as an opportunity to celebrate the rebuilding of San Francisco. In March 1912, the city's electorate approved a Civic Center Bond Issue for funds to construct a new city hall and to acquire property for additional public buildings as shown in the 1912 Civic Center Plan. Construction of the auditorium was assured by the Panama-Pacific International Exposition Company as an incentive to attract conventions and large group meetings which would increase the Exposition's attendance. The auditorium was built on city land and, at the close of the Exposition in 1915, the building and land reverted to the city without cost, although the city invested some funds to face the building with granite.

The construction of City Hall was not complete until late 1915, after the Exposition had closed. The Civic Center Plaza was established in time for the Exposition but was not completed until 1925.

During the 1920's land was donated by the city to the State of California and Federal government for construction of a state office building on McAllister Street and construction of a federal office building on Fulton Street. Two blocks bounded by Franklin, McAllister, Grove and Van Ness were acquired by public subscription for public buildings and the construction of the War Memorial Opera House and Veterans Building was financed by a bond issue in 1932.

Except for the Opera House, the five major government buildings shown in the 1912 plan were completed by 1926: City Hall in 1915, the Auditorium in 1915, the Library in 1916, the Powerhouse in 1915, and the State office building in 1926. One of the corner government office buildings, at Polk and Grove Streets, was completed in 1932. The Federal office building was constructed in 1936.

Although not considered in the 1912 plan, the Civic Center was extended west of Van Ness Avenue to accommodate construction of the Opera House (1932), the Veterans Building (1933), and the Commerce High School (1913) which was relocated for construction of the Auditorium.

Government continued to expand its demand for administrative office space and cultural facilities over the next few decades. Beginning in the 1950's a variety of needs arose among City, State and Federal agencies for more office, parking, convention and cultural facilities in the Civic Center. This demand resulted in the construction of the Brooks Hall meeting and exposition facility and the Civic Center Garage under Civic Center Plaza in 1956. An addition to the McAllister Street State office/courthouse building was constructed on Golden Gate Avenue in 1959 and in 1962 a new Federal office building and courthouse was constructed on Golden Gate Avenue. Nearly two decades later in 1980, Davis Symphony Hall and Zellerbach Rehearsal Hall were important additions to the Civic Center's cultural facilities. In 1986 a new State office building, with hearing rooms, parking, cafeteria and day care facilities, was completed on the northwest corner of Van Ness Avenue and McAllister Street. A new main library is under construction at the Fulton/Grove/Larkin/Hyde Street block (see Table 2).

In its Civic Center, San Francisco has one of the finest collections of monumental and architecturally significant public buildings in the nation. The historic quality of the Center has been recognized nationally by its placement, in 1978, on the National Register of Historic Places. In further recognition of the Center's national significance, it was designated in 1987 as a National Historic Landmark District, the highest level of designation within the National Register program. The Center's ceremonial plazas and architectural grandeur and points of interest for visitors and are a source of pride in civic leadership and public involvement for local residents.

Since the Civic Center Plan was adopted in 1912, its formal composition and design have not changed significantly. The most notable changes to the character of the Civic Center has occurred on its outer edges. The 400 foot wide slab of the 1962 Federal office/court building on Golden Gate Avenue rises 290 feet over the plaza

**Table 2: Civic Center Government Facilities Development, 1912 to 1993**

<u>Facility</u>	<u>Address</u>	<u>Year Built</u>
Commerce High School	70 Fell	1913 (reloc.)
City Hall	400 Van Ness	1915
City Auditorium	99 Grove	1915
Steam Heat Powerhouse	McAllister/Larkin	1915
Main Library	McAllister/Larkin	1915
City Office Building	150 Otis	1912
State Office Building	350 McAllister	1926
School District Building	135 Van Ness	1926
State Office Building	100 McAllister	1929
City Office Building	450 McAllister	1931
City Office Building	460 McAllister	Unknown
Opera House	401 Van Ness	1932
City Office Building	101 Grove	1932
Veterans Memorial	401 Van Ness	1933
Federal Office Building	50 U.N. Plaza	1936
City Office Building	45 Hyde	1944
Brooks Hall	99 Grove	1956
Civic Center Garage	99 Grove	1956
State Courthouse Office Building	455 Golden Gate	1959
State Office Building	525 Golden Gate	1959
Federal Courthouse Office Building	450 Golden Gate	1962
Davies Symphony Hall	Grove/Van Ness	1980
Zellerbach Rehearsal Hall	Hayes/Franklin	1980
New Library	Grove/Larkin	Under Constr
<u>Nearby Facilities</u>		
Federal Post Office/Courthouse	7th/Mission	1903
State Office Building	150 Oak	1949
State Office Building	801 Turk	1953
City Office Building	170 Otis	1978
Performing Arts Garage	360 Grove	1984



and competes visually with City Hall, the intended centerpiece of the Civic Center. Slightly less obtrusive because of their distance and orientation are the 320 foot tall Fox Plaza tower at Polk and Market Streets and the 380 foot tall CSAA (Triple A) building at Van Ness Avenue and Hayes Street. These changes have not irreversibly marred the architectural integrity of the Civic Center area, although they have influenced local microclimates, substantially increasing wind speeds at the ground level.

During the past 80 years, the Civic Center Plan has been amended three times, in 1945, 1959 and 1974, to reflect the changing functions of government, the changing nature of the area, and its clientele. Numerous studies for development in the area have been undertaken in an attempt to complete the Civic Center Plan and pursue its goals. Most of these studies have recommended the construction of a new municipal courthouse, a new city office building, rehabilitation of the plaza, and rehabilitation of City Hall. Each of these recommendations remain to be fulfilled, although damage to the Center's monumental buildings by the 1989 Loma Prieta earthquake has forced recognition and reconsideration of those long-standing proposals.

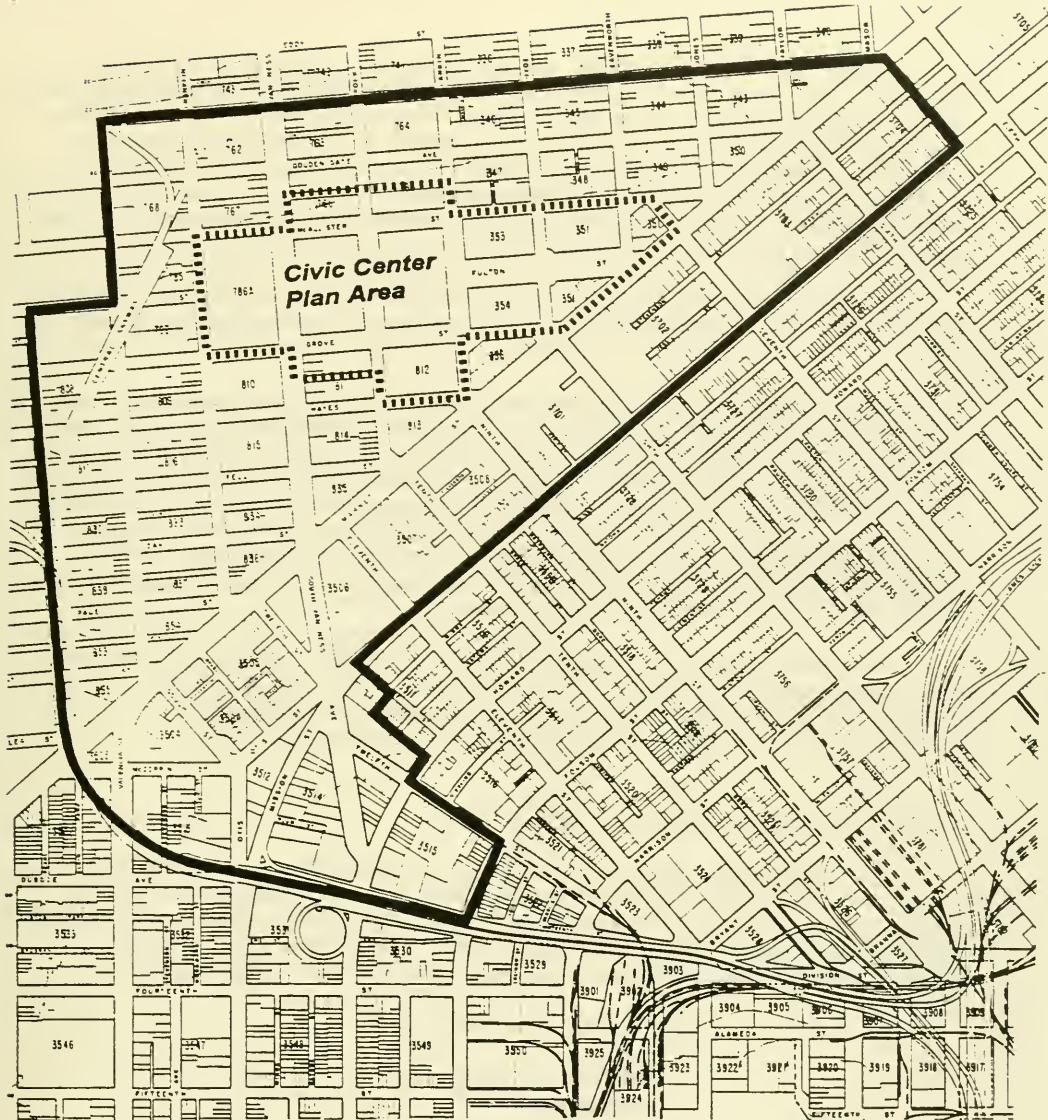
Since the Civic Center Plan was last amended and adopted as an element of the City's Master Plan in 1974, government office activities have expanded beyond the 12 block central core of the Civic Center and are located within a broader 64 block area generally bounded by Turk Street to the north, Mission Street to the south, Octavia Street to the west and Fifth/Mason Streets to the east (see Figure 1). Some administrative activities are located further distant, such as Department of Social Services offices scattered throughout the South of Market; the Sheriff, Police, Public Defender and District Attorney offices surrounding the Hall of Justice; the Municipal Railway office at Geary and Presidio Boulevards; Department of Public Health offices in the South of Market and near San Francisco General Hospital; Recreation and Park Department offices in Golden Gate Park; Water Department offices in the Downtown area on Mason Street; and Clean Water Program offices in Hunters Point.

Damage to city-owned buildings by the Loma Prieta earthquake has caused numerous government agencies to relocate to safer facilities and will require additional relocation as damaged and vulnerable buildings are vacated for repair and extensive seismic safety rehabilitation, as well as asbestos abatement and retrofitting for American Disabilities Act compliance.

The grandeur of City Hall and many of the other monumental public buildings within Civic Center cannot be replicated in today's economic climate, particularly with diminishing government resources. Great care and expense are required to repair and restore these monumental buildings. The design and architectural treatment of these buildings are grand, and largely ceremonial; attributes which make them the jewels that they are. However, these same attributes make their use as administrative office spaces very inefficient and very costly to replicate. Large lobbies, grand atriums and stairways are lovely and magnificent ceremonial spaces, but they do not maximize work spaces or meeting spaces. Monumental renaissance or baroque buildings require architectural treatments such as columns, pilasters, medallions, cornices, and granite facings which are costly to produce. A delicate balance of complementary exterior design and interior space planning to maximize work space efficiencies is demanded in repairing and restoring the Center's monumental buildings and in constructing new public facilities within the area. This, of course, must be done with prudent and sensitive design in order to balance the preservation of the city's architectural heritage with its limited public resources.

Over the past four decades a number of public facilities have been proposed for the Civic Center, some of which have been or are being developed while others remain to be realized. These include: a city courthouse, a convention center, a new library, a cultural center, an Asian Art museum, a city history museum, a city vehicle garage, a public garage, a school of the arts complex, a fire department headquarters and a police department headquarters. Of these, the museums, arts school complex, city vehicle garage and police and fire department headquarters remain to be developed. A municipal civil courthouse is presently being designed for a site next to City Hall and a new main library is under construction on a site facing Civic Center Plaza.





# ***CIVIC CENTER STUDY***

San Francisco Department of City Planning

Without question, the Civic Center area of the city is undergoing tremendous growth and change. Monumental government office and cultural facilities were damaged by the 1989 Loma Prieta earthquake and must soon undergo extensive repair and seismic safety rehabilitation. Millions of dollars will be invested in rehabilitating these public facilities, during which time the city's services must be relocated. Budget limitations have caused some agencies to cut, reduce or consolidate services, thereby reducing their space needs. Investments in electronic communication and record keeping systems have reduced space needs as have investments in efficient workspace design. All levels of government seek to consolidate similar functions for greater efficiencies and cost savings. All levels of government, federal, state and local, wish to vacate rented space in favor of owned facilities.

Educational and cultural institutions wish to expand and locate to the Civic Center area to take advantage of the opportunities to share facilities with other similar institutions, to benefit from the synergy of being close to other creative resources, and to improve their accessibility to the general public, particularly visitors to the city.

Cultural arts institutions recognize that it is a very efficient and valuable economic development strategy to bring as many of the city's multi-cultural arts groups to the Civic Center in order to showcase the city's great diversity and talent to its visitors. No where else in the world is there close to the array of multi-cultural sound, visual, dance and performance art that is found and nurtured in San Francisco. Proper exposure of these groups to the city's visitors, as can be easily accommodated in the numerous underutilized cultural arts facilities within the Civic Center, can increase the city's visitor industry and its concomitant increase in tax base and employment opportunities. Notwithstanding the economic benefits of fully utilizing our cultural facilities and showcasing our cultural diversity, the educational and social growth opportunities associated with this cross-cultural experience is immeasurable.

The present demand for efficient government office facilities, courthouses, a government vehicle parking garage, expanded museums, a school of the arts complex, student housing, other types of affordable housing, and the repair of earthquake damaged buildings require a careful evaluation of the growth and development of the Civic Center area to insure that they conform to the city's Master Plan and are within its resources.

## **MASTER PLAN POLICIES FOR THE CIVIC CENTER**

The Civic Center Plan, most recently adopted as an element of the City's Master Plan in 1974, seeks to "maintain and reinforce the Civic Center as the symbolic and ceremonial focus of community government and culture". It seeks to "develop the Civic Center as a cohesive area for the administrative functions of city, state and federal government, and as a focal point for cultural, ceremonial, and community activities". It also seeks to "provide convenient access to and circulation within the Civic Center, and support facilities and services".

### **Functions of the Civic Center**

- Symbolic and Ceremonial Center of Government and Culture.
- Center of City, State and Federal Administrative Government Activities.
- Center of Community Cultural Activities.
- Ceremonial Gathering Place for Community Activities.
- Convenient Access to Activities Both Day and Night.

## THE CIVIC CENTER TODAY—ITS ROLE AND FUNCTION

The Civic Center functions as the symbolic seat of the City and County government. It is also host to monumental federal and state government buildings. It is the ceremonial public gathering place in a city whose residents vigorously pursue and defend democratic processes, often through ceremonial mass gatherings. Civic Center is the center of the City's federal, state and municipal judicial institutions, although in 1962 the municipal criminal courts were placed with the jail facility at the Hall of Justice in the South of Market area. The criminal courts and jail, along with the associated office spaces of the related public defenders, district attorneys, the police and sheriff departments form a satellite law cluster some 10 blocks distant. Collectively, the police, sheriff, public defender and district attorney offices lease 62,639 sq.ft. of office space near the Hall of Justice at an annual rent of \$1.4 million.

Civic Center government office activities have grown steadily over the past few decades, with a significant increase in the last 25 years (see Table 3). Most of this recent growth has been accommodated in leased space, as city officials and the city's electorate were adverse to authorize the construction of a new city office building. Currently, the city occupies 935,271 sq.ft. of city-owned office space in the Civic Center area and leases an additional 529,670 sq.ft. in the area at an annual rent of \$8.8 million. Rental rates continue to escalate.

There are advantages of leasing office space, rather than purchasing existing or constructing and maintaining city-owned space. Short-term programs or grant-funded programs are best suited for leased space with flexible lease terms. The ratio of city-owned to leased space in the Civic Center is about 65:35; 65 percent of all Civic Center government office space is city-owned and 35 percent is leased.

**TABLE 3****CITY-LEASED OFFICE  
SPACE IN CIVIC CENTER  
1967 TO 1993**

<b>YEAR</b>	<b>LEASED SPACE (sq. feet)</b>	<b>ANNUAL RENT</b>	<b>AVERAGE COST PER SQUARE FOOT</b>
1967	40,620	\$172,800	\$3.90
1983	134,000	\$1,400,000	\$10.84
1986	177,670	\$2,600,000	\$14.69
1986	195,474	\$2,700,000	\$14.14
1993	520,646	\$8,998,358	\$17.28



## CIVIC CENTER GOVERNMENT OFFICE FACILITIES PLAN

The Department conducted a municipal office space inventory and needs assessment as part of its comprehensive planning analysis of the Civic Center. The office space study will be analyzed in conjunction with analyses of the area's other major land use activities. These include cultural, educational, judicial, federal and state government office as well as ancillary retail and residential activities. The government office space study, together with separate cultural and educational facilities studies, will be the basis of a public facilities development plan for the Civic Center.

The government office, cultural and educational facilities plan study is being guided by the goals of the Civic Center Master Plan in that it seeks to concentrate government administrative activity within the Civic Center area. It seeks to strengthen the area's cultural institutions and link them to the two major cultural centers in the downtown area at Yerba Buena Center and Union Square. The study methodology was designed to be sensitive to the current budget crisis and seeks to identify and facilitate ways to increase efficiency, reduce costs and increase access and full utilization of public facilities. The office space facilities plan strove to maximize the development of efficient workspaces and maximize interdepartmental coordination. It sought to identify ways to locate government administrative activities in the most efficient, cost-effective and accessible locations for citizens of and visitors to San Francisco.

### Government Office Space Study Methodology

The Department conducted a land use inventory of the Civic Center area and its environs. Review of the inventory identified numerous city administrative office activities located outside of the historic 12 block Civic Center area. A mapping of city agencies showed a cluster of agencies within a larger 64 block area generally bounded by Turk Street to the north, Mission Street to the south, Octavia Street to the west and Fifth/Mason Street to the east. Some administrative activities are located further distant, such as the Municipal Railway office at Geary and Presidio, the Department of Public Health at San Francisco General Hospital, the Port at the Ferry Building, and the Recreation and Park Department in Golden Gate Park. The 64 block area around the Civic Center was established as the "study area" for the office space study, although the study analyzed all city-owned and city-leased office buildings which were viewed as potential "assets" to accommodate "demand" for office space by city agencies.

The study assumed that all public buildings were capital assets for public use without regard to which tenant or "jurisdiction" the asset was currently operated by. Public buildings were viewed as public assets and resources. The study analyzed land resources and non-general fund resources which could be made available to construct facilities or to pay rent. The study identified duplication of services, areas where consolidation and/or sharing of facilities and resources could be pursued, and identified resources which should be preserved. The study considered the costs of relocating agencies, including tenant improvements for new facilities.

The Department developed a comprehensive survey questionnaire which was sent to over 100 city agencies in 34 buildings within the greater Civic Center study area. During the course of the study, respondents described close working relationships with agencies located outside the study area. The study was subsequently expanded to include those agencies.

The questionnaire was designed to elicit information from the agencies that would identify: Current space/facilities use and needs; any needs which were currently unmet; if possible to ascertain, five and ten year projections of space needs; and the functions of each agency. The following information could be derived from the survey questionnaire: Agency functions; current and projected staff size; size, frequency and location of public hearings and other regular large meetings; other public contact and interaction within agency space or elsewhere; description of current and projected agency facilities and space; specialized equipment and/or security needs;

current agency needs if underserved; client transit use; agency vehicle use and parking facilities; and agency interaction with other agencies.

Following distribution of the questionnaire, Department staff arranged on-site interviews with representatives of each city agency to complete the questionnaire and tour each facility. Anecdotal data from interviews and observations from touring the facilities were entered into a computerized database along with the data from the completed questionnaires. The database program is two-part, relational database which contains information for each building surveyed and information for each agency, related, by address, to their building.

Once complete information was entered into the database, three main types of analyses were conducted. The first identified simple summaries of descriptor data for each building and agency. This included, for example, total square footage of space, total rent costs, total number of employees and total city vehicles used by each agency. The second analysis involved cross-tabulations of relational data such as total square footage by building, total employees by agency or department, agencies with close contact with specific other agencies, agencies with similar functions or agencies in multiple locations. The third analysis involved "what if" scenarios which combined descriptor data for agencies (functions, square footage of space, number of employees, multiple locations, proximity requirements to other agencies, client contact) with data about building resources. The task was to match location criteria of all agencies with similar functions and high public contact with available space in City Hall or in available buildings or potential new buildings near City Hall or near the agencies' major facility.

The analyses identified 18 functional clusters of city agencies. Some clusters were very small and could easily be located within existing city-owned buildings. Other clusters were very large and could not fit into any available space. To test the cost effectiveness of maintaining these functional clusters, the Department conducted a detailed analysis of the cost and benefits of locating these larger functional clusters into a new building at a location that best met their locational criteria of proximity to transit or to other agency facilities.

The potential need for a new city office building to house consolidated services and functional clusters led to an assessment of potential development sites and buildings which would meet the location criteria of each functional cluster, measured by the location criteria identified below: High public contact and interaction; legislative activities; close association with legislative agencies and/or agencies with high and frequent public contact; and the need for transit access for client convenience.

The study identified all potential development sites within the 64 block study area surrounding the Civic Center. It also looked at potential sites near major city agency clusters outside of the Civic Center, such as the Municipal Railway Presidio site, S.F. General Hospital and the Hall of Justice. Forty-two variations of development sites on 22 city blocks were analyzed for functional efficiency and economic feasibility. These sites included parking lots, parcels with vacant buildings, lots with small structures or damaged structures, and lots which were adjacent to development sites and which could be assembled into a larger, more suitable site. In addition to sites for new development, various existing vacant or near-vacant office buildings were analyzed for functional efficiency and economic feasibility. Based on the square footage needs of functional clusters, and the location criteria needs of these clusters, 30 potential sites were given further analysis. The distance from City Hall of existing vacant or near-vacant office buildings did not satisfy the location criteria and functional efficiency criteria of our study. For these reasons, purchase or lease of existing nearby office buildings was deemed to be inefficient for permanent location of city agencies and was eliminated from consideration. These buildings, however, should be viewed as resources to lease space for temporary location of agencies during construction of office buildings for permanent space or during rehabilitation of buildings for permanent space. It should be noted that the "Certificate of Participation (COP)" lease-purchase of the 25 Van Ness Avenue building was assumed to be fulfilled in each recommended development scenario as this building met the location criteria of this study. The 1235 Mission Street COP lease-purchase building, however, did not meet this criteria and would assumed to be surplus and available for other government non-administrative office use.

The development analysis for each potential new building included the following parameters:

1. Combining functional clusters into efficient and amenable groups;
2. Identifying the total net square footage of office space needed to accommodate these groups;
3. Identifying necessary accessory public intake, queuing, seating, and interviewing spaces, agency parking requirements for emergency vehicles, laboratory space, and other non-office space which would improve staff efficiency and public convenience;
4. Identifying the cost of site acquisition, site preparation including demolition of existing structures, costs of relocation of businesses or residents, costs of replacement housing, the cost of construction of the new structure, the cost of tenant improvements for the new agencies, the cost of financing the development of these new buildings including principal, interest and service charges, and the costs of taking land off the tax roll. Appendix G identifies the cost and savings indices used in the proforma analysis. The costs of labor associated with site acquisition and building design were assumed to be supported by existing city resources through the Department of Real Estate, Office of the City Attorney and the Bureau of Architecture.
5. Assessing the fiscal impact of construction of a particular building along with the wage and rent savings associated with the clustering of agencies into the new building. Survey data, interviews and site visits of the current facilities of clustered agencies identified an average time factor of delay associated with agency staff traveling between buildings for meetings or client contact. A conservative travel time factor of one hour per week of paid work time lost for each agency employee within the cluster was used to assess the proximity efficiency of the cluster. This would average the travel time of managers, line workers and clerical/support staff, not all of whom travel between buildings. Most recommended clustered agencies are presently located in buildings with inefficient circulation systems and very slow elevators which also increase travel time and reduce staff efficiencies. An average, yet conservative, wage rate of \$ 30.00 per hour, including benefits, per clustered agency employee was used to calculate the wage costs of staff travel time.

A final analysis of all city agencies' space needs and city-owned buildings and land was conducted to determine the most efficient, cost effective and convenient scenarios for siting all city administrative agencies. The basis for measuring the efficiency and cost effectiveness of each scenario was derived from the study goals and location criteria described below, along with the stated space needs and proximity needs of each agency.

Based on these studies, 9 alternative development scenarios involving 6 new buildings in each scenario emerged as cost effective and efficient development programs which warrant further analysis. These alternative development scenarios are described later in this report under "study findings and recommendations".



## **Civic Center Study Goals**

### **IMPROVE SERVICE, REDUCE COSTS AND MAXIMIZE CONVENIENCE.**

Facilitate the efficient use of public resources by minimizing duplication of services and facilities, by consolidating administrative functions, by sharing resources and by occupying city-owned facilities.

Increase productivity of government workers by creating efficient work spaces, improving electronic communication and records systems, and by locating agencies together with, or in close proximity to, other agencies with which they maintain frequent working relationships.

Maximize convenience and accessibility to services for the public.

Facilitate the implementation of Civic Center Master Plan policies.

### **Civic Center Study Location Criteria**

Agencies to be located in City Hall and its environs within the Civic Center should be sited based on the total square footage needed for the agency, as part of a functional cluster, measured by the following hierarchical criteria:

1. Legislative Activity--frequent large public hearings.
2. Public Interaction--direct public contact, frequent public contact.
3. Close working relationship and frequent personal contact with an agency meeting criteria 1 or 2.
4. Need transit accessibility.
5. Ceremonial or historic presence within the area.

Based on these principles, the following findings and conclusions are suggested:

### **Functional Relationships of City Service Agencies**

Survey data and field inspections of each city agency identified the activities and services each agency undertakes on a daily basis. This effort identified the function of each agency. Comparing the activities and function of each agency with the functions of the other agencies, identified the agencies that performed similar functions and required similar types of space. Survey data also identified the close working relationships between



city agencies. Analysis of these variables led to the clustering of agencies which performed similar functions, worked closely together, and used similar space and facilities. This clustering allowed for a determination of what resources could be combined to eliminate duplication and to increase efficiencies. Added to these variables was the hierarchical variable of high public contact and legislative action or close and frequent contact with legislative bodies. Based on this analysis, the following clusters of functional relationships emerged.

**Function: Legislative Bodies**

**Agencies:** Board of Supervisors  
Mayor's Office  
Mayor's Citizen's Assistance Center

**Function: Government Administration--General**

**Agencies:** Purchaser  
Reproduction (Purchaser)  
Recorder's Office  
Registrar of Voters

**Function: Government Administration--Finance**

**Agencies:** Audits Division of the Controller  
Payroll/Personnel Services  
Tax Collector--Business Tax Division  
Assessor's Office  
Controller's Office  
Risk Management Program (CAO)  
Treasurer's Office

**Function: Information Services**

**Agencies:** Information Services Division of Controller  
MIS--Computer Services of Dept. Public Health (DPH)  
ISD Systems and Programming of Controller  
Management Information Systems of PUC  
Dept. of Electricity and Telecommunications of DPW  
Electronic Info. Processing of CAO  
ISD of Controller  
Computer Services Division of DPW

**Function: Personnel Services**

**Agencies:** Health and Safety of PUC  
Health Service System  
Personnel and Training of PUC  
Protective Services of PUC

Retirement System  
Personnel Administration Division of DPW  
Employee Assistance Program of DPH  
Employee Relations Division of the Mayor's Office  
Civil Service Commission

**Function: Transportation Services**

**Agencies:** Department of Parking and Traffic (DPT)  
Traffic Engineering Division of Parking and Traffic  
Residential Parking Permit of DPT  
Traffic Court of DPT  
Municipal Railway of PUC  
Transportation Authority of Board of Supervisors  
Waterfront Transportation

**Function: Health Services**

**Agencies:** Department of Public Health Administration  
Community Mental Health Services (CMHS) Central City Seniors  
Office of Senior Health Services of DPH  
City Clinic Annex of DPH  
Conservatorship Services of DPH  
Lead Program of DPH  
Mental Health, Substance Abuse and Forensic Services of DPH  
AB 75 Program of DPH  
EMS Agency of DPH  
Tobacco Free Project of DPH  
Wedge Program of DPH  
AIDS Services of DPH

**Function: Social Services**

**Agencies:** Mayors Office of Children, Youth and the Family  
Department of Social Services  
Commission on the Aging  
Public Administrator/Public Guardian  
S.F. Council of American Legion (Veterans)

**Function: Cultural Arts Services**

**Agencies:** San Francisco Arts Commission  
War Memorial/Performing Arts Center  
Film and Video Arts Commission  
Grants for the Arts

Function: **Recreation Services**

Agencies: Recreation and Park Department

Function: **Educational Services**

Agencies: San Francisco Unified School District  
S.F. Community College District  
Child Care Services

Function: **Planning and Development Services**

Agencies: Mayor's Office of Community Development  
Mayor's Office of Housing  
Mayor's Office of Economic Planning and Development  
Bureau of Building Inspection (BBI)  
Department of City Planning

Function: **Utilities**

Agencies: Bureau of Energy Conservation of PUC  
Solid Waste Management of CAO  
Hetch Hetchy Water and Power  
Utilities Engineering Bureau of PUC  
Water Department of PUC  
Public Utilities Commission Administration

Function: **Capital Asset Management**

Agencies: Chief Administrative Officer (CAO) Administration  
Bureau of Construction Management of DPW  
Bureau of Engineering of DPW  
Real Estate Department  
Bureau of Architecture of DPW  
Office of Capital Resources Management of DPW  
Housing Authority  
San Francisco Redevelopment Agency  
Convention Facilities Department  
Moscone Convention Center Expansion  
Financial Management/Administration of DPW  
Subdivisions, Surveys and Mapping of DPW

Function: **Legal Services**

Agencies: Legal Services--Civil  
City Attorney  
Commission on the Status of Women

Human Rights Commission  
Rent Board  
Relocation Appeals Board  
Assessment Appeals Board  
Board of Permit Appeals  
Municipal Court--Civil  
Superior Court--Civil  
Small Claims Court  
Law Library  
Sheriff's Department-Bailiffs and Civil Division

Function: **Public Protection**

Agencies: Fire Department  
Police Department

Function: **Legal Services--Criminal Justice**

Mayor's Criminal Justice Council  
Sheriff's Department  
Police Department  
Public Defender  
District Attorney  
Adult Probation  
O.R. Project  
Coroner's Office

Function: **Misc.**

Agriculture/Weights and Measures (CAO)

The space needs of city agencies and their current distribution are listed in Appendix A. The space needs of the individual agencies within recommended functional clusters are listed in Appendix B. The space needs of functional clusters are summarized on Table 4.

### **Office Space Needs of City Agencies**

The space provided by City Hall and the single city office building constructed in Civic Center in 1932 at 101 Grove Street was quickly absorbed by city agencies. By 1992, the city rented 529,670 square feet of office space in 21 buildings within Civic Center and paid \$8.8 million in rent. Three of those buildings, representing 398,198 sq.ft. of office space and \$4.3 million in annual rents, are being purchased through "Certificates of Participation" (COP) investments; after the lease-term is satisfied for each of those buildings, the building will belong to the City. Lease obligations for those COP buildings range from 13 to 24 years.

The City owns 22 office buildings both inside and outside of the Civic Center area. These buildings, listed in Appendix C and D, encompass about 1,546,000 sq.ft. of office space. The city also leases office space in

10 buildings outside of the Civic Center area, representing 224,000 sq.ft. of space and \$3.8 million in annual rent (see Appendix E and F).

Survey data indicate that the ratio of office space per city office employee averages 242 sq.ft. per employee (1:242). This is somewhat below private sector standard of 1:250. It should be noted that a large number of city office employees fall within the category of architects and engineers whose space needs are greater due to drafting tables and large files for drawings. City employees are, by and large, overcrowded in their workspace, meeting space and records storage space. However, with increased efficiencies through computerization of records, the total amount of office space needed to accommodate what may be a reduced city office work force will not change and may reflect a more efficient ratio of 1:200. This must be viewed as a bare minimum standard, due to the greater space requirements of the public sector for records, meeting rooms and counter/lobby areas. This ratio of 1:200 was used to test the space requirement of the city's office workers. Should future budget cuts or loss of grant funding result in severe reductions in the work force of individual agencies, a concomitant reduction in the office space need for that agency would be expected. However, the factor of 1:200 should be adequate to account for the space savings of most agencies' workforce reductions.

TABLE 4

## SPACE NEEDS OF FUNCTIONAL CLUSTERS

	FUNCTIONAL CLUSTER	SQUARE FOOTAGE
1	Legislative Bodies	17,600
3	General Gov't Admin - Finance	101,800
1	General Gov't Admin	42,800
6	Information Services	49,400
6	Personnel Services	66,400
7	Transportation Services	(with City Tow, carts & traffic courts) 220,000 (without) 75,800
6	Health Services	144,200
6	Social Services	288,600
16	Cultural	7,600
11	Recreation	15,000
12	Education	82,800
13	Infrastructure	42,800
11	Planning & Development	65,200
16	Utilities	89,000
16	Capital Asset Mgmt.	162,600
17	Law - Civil	53,600
18	Law - Civil Support	16,600
19	Public Protection	15,600
20	Legal Services - Criminal Justice	212,600



## **Reorganization of Agencies into Functional Clusters and Siting of Agencies**

### **Eliminate Duplication of Services**

The study identified some areas where duplication of services may be avoided by consolidating these services into a single agency. Three services were most easily identified; that of printing services, computer information services, law libraries within the Civic Center.

#### **Printing Services**

The city's major printing service is provided by the Reproduction services under the management of the Purchaser. However, this operation is crowded into the basement of City Hall and is in need of greater space. The seismic rehabilitation of City Hall will require the relocation of Reproduction services. This new facility could be located outside of the Civic Center in a more suitable, industrial-type of space. The new facility should be large enough to accommodate the reproduction needs of all city agencies, including the current Fire Department and Civil Service print operations which they provide within their office space. Where special security needs are warranted for Civil Service tests, measures should be included in Reproduction's operation to satisfy those needs. Providing printing facilities in office space, and paying office rents for that space, is not the best solution for the city's printing needs. A modern printing facility within the greater Civic Center area, perhaps in the South Van Ness industrial area, may provide a more efficient solution and should be pursued.

#### **Information Services**

The city's computerized data management and information services are evolving as the technology improves and the costs of hardware and software become affordable to government agencies. Many city agencies have developed individualized computer record-keeping systems. There are long-standing efforts to consolidate information services and hardware and software facilities and to link them to a common city network. These efforts should continue and should be given greater resources to achieve those goals. Record-keeping and files of city agencies consume substantial amounts of staff time and office space. There are at least 8 major information service divisions which occupy about 50,000 sq.ft. in 6 buildings and which pay over \$500,000 in annual rent. The repair and rehabilitation of City Hall will require the relocation of three of those information service divisions. Consolidation of all of the city's information service divisions into an information services cluster near City Hall should be pursued.

#### **Law Libraries**

There are 14 publicly-supported law libraries within the Civic Center area serving federal, state and local legal services. The libraries represent a combined square footage of approximately 200,000 square feet and a combined annual budget of over \$5 million. These individual libraries were established to provide convenient access to legal information for the agencies that they serve. Consequently, many of the materials and services provided by the individual libraries are duplicative.

The City Hall Law Library and the City Attorney's Law Library will have to be relocated during the repair and rehabilitation of City Hall. Four others - the law libraries of the State Supreme Court, the First District Court of Appeals, the State Attorney General and the Federal Court of Appeals - were moved out of damaged buildings in the Civic Center area following the 1989 Loma Prieta earthquake and propose to relocate in newly-constructed library facilities in these buildings as they are repaired over the next several years.

As electronic access to legal information continues to improve and its costs begin to decrease, the need for legal agencies to maintain their own full collections of hard-bound law books and other materials diminishes. A consolidated Civic Center law library providing electronic access to legal information and a courier service to deliver books and materials to subscribing legal agencies could be supported by an annual budget in the range of \$ 3.5 million, not including initial investment in computer hardware, software and training for individual agencies. This consolidated law library could be housed in a single facility of approximately 80,000 square feet. A consolidated law library would save the cost of constructing the individual libraries proposed to be built in rehabilitated public buildings. Libraries require costly double load-bearing floors. Other savings include the annual costs of individual subscriptions of bound texts, payroll for staff, and the operations and maintenance of all existing law libraries. A separate report published as part of the Civic Center Facilities Plan Study, entitled "Law Library Survey; Summary of Findings, July 1993" describes details on Civic Center law libraries and potential consolidation implications.

### **Other potential duplicative services.**

#### **Planning Services**

Several city agencies now support long-range land use planning and facilities planning efforts which could be consolidated within one planning agency which would be included within a planning and development cluster. Agencies which presently support planning efforts include the Planning Department, Public Health, Recreation and Park, Police Department, Fire Department, Municipal Railway, Port, Redevelopment Agency, Mayor's Office of Housing, Mayor's Office of Economic Planning and Development, Housing Authority, School District, Chief Administrative Office, Parking and Traffic, Public Utilities Commission, Department of Public Works and the Department of Social Services. It should be noted that direct service delivery program planning should not be removed from individual agencies, as that is clearly a management and operational function. Facilities planning, land use planning and capital asset planning and development for individual agencies should be conducted and coordinated by a consolidated planning department within a planning and development cluster. This planning and development cluster would be comprised of planning and permit issuing agencies and should be located within the same building as the closely-related capital asset management cluster which would include the Bureau of Architecture, Bureau of Engineering, Construction Management, Department of Real Estate and Capital Asset Management, Chief Administrative Officer and other similar asset management functions. Please refer to the list of Functional Clusters.

#### **Engineering Services**

As described above, engineering services should be located within a consolidated capital asset management cluster. This functional cluster would include agencies that build, repair and manage city property and facilities. Numerous city agencies support engineering divisions; among them are the Bureau of Construction Management of DPW, the Bureau of Energy Conservation of PUC, the Bureau of Engineering of DPW, the Department of Electricity and Telecommunication of DPW, the Utilities Engineering Bureau of PUC, the Mechanical Systems Program of BBI, DMAN Engineering, Traffic Engineering of DPT and the Bureau of Building Inspection of DPW. These services are now provided in 7 buildings at an annual rent cost of \$ 455,000. These services could be combined into a functional cluster and located within a single building in Civic Center.

The economic benefits of increasing work efficiencies by combining similar functions to share resources, by reducing wasted staff time through greater proximity of related activities, and greater convenience to the public warrant consideration of constructing new city office buildings rather than have many functions remain in disparate, leased space.



An analysis of Civic Center services indicate that they are, by and large, permanent, institutional services that should be placed in permanent, city-owned facilities. Substantial economic savings can be achieved by reducing staff travel time within agency buildings and between disparate agency locations as staff travel to meet with same or other functionally-related agencies. Investment in five new buildings with sufficient banks of high-speed elevators, desk top access to electronic files and records, and electronic telecommunications can achieve a minimum savings of one hour of travel time for each of the city's 4,000 functionally-related administrative office employees. This translates to a minimum of \$6,148,500 in wages presently devoted to travel time each year. This, combined with the \$11 million the city pays in rent for disparate administrative office space, costs the city \$17.2 million a year. Investing in city-owned buildings within which functionally-related agencies could be located could save over \$300 million in wage efficiencies and in rent over a 30 year period.

Purchasing existing nearby office buildings at "bargain" prices may not optimize work efficiencies or public convenience and therefore may not be viewed as the most efficient long-term solution. Leasing and/or purchasing vacant nearby office space should be viewed as an interim solution to the relocation needs of city agencies during the period the government office buildings are repaired and seismically strengthened.

Clearly, not all administrative office functions could or should be located within the Civic Center area. Some are better suited to be located near their major functionally-related agency or resource. A criminal justice cluster should be located near the criminal courts and detention facilities. Health services would be most efficiently and conveniently located near the county hospital, S.F. General. This Facilities Plan study looked at functional relationships, space needs and location criteria of all city administrative agencies. Preliminary siting and consolidation analyses indicate that there may be significant long-term savings in wage and rent costs associated with the construction of five new government office buildings and the reorganization of existing space to accommodate functional clusters of agencies. Preliminary estimates indicate that savings may range from \$271 million to \$377 million over a 30 year period (see Table 5).

## **STUDY FINDINGS AND RECOMMENDATIONS**

### **Optimal Government Office Locations**

The Master Plan seeks to concentrate government administrative activities within the Civic Center. The Civic Center is a successful center of government and cultural activities. The following development program proposals for the Civic Center could optimize government functions, reduce cost, increase efficiencies and public convenience, and strengthen its role as the city's center of government and culture. These proposals warrant consideration as a first step to developing a long range approach for public facilities.

Table 5 indicates the alternative development scenarios for government office space in the Civic Center area. These alternative scenarios are supported by fiscal impact studies of individual buildings shown in Appendix G. The most efficient siting of functional clusters called for locating some agencies in new buildings outside of the Civic Center; these are described below. In all cases, in addition to the new library and a new courthouse within the Civic Center, the need for two new office buildings is suggested: an annex to 101 Grove Street to house agencies that relate closely to functions in City Hall; and a new office building very close to City Hall to house planning, building and permit processing services, utilities and asset management clusters. A consolidated print shop/reproduction center, a government vehicle parking facility, and a consolidated law library are also strongly recommended within the Civic Center. Within clusters of related agencies, further analysis of functions may identify opportunities for consolidation for elimination of duplicative services.

In addition to these Civic Center improvements, a consolidated criminal legal services center constructed next to the Hall of Justice is strongly recommended. This could accommodate the 153,115 sq.ft. of criminal justice-related office space in the Hall of Justice as well as the 62,639 sq.ft. of office space leased nearby at an annual rent of \$1.4 million. A 1987 study of city court space needs and efficiencies (the Sobel report) recommended a combined civil and criminal courthouse at the Hall of Justice. Demands for jail facilities expansion, along with some reluctance by judges and attorney users of the civil courts, tabled this suggestion. Nonetheless, a criminal-division legal center next and connecting to the Hall of Justice courts and detention center should be analyzed for its long-term efficiencies and savings. This new building could free up 150,000 sq.ft. within the Hall of Justice for expanded criminal court and detention facilities, resulting in substantial savings of fees paid to other jurisdictions to house incarcerated defendants, travel time in transporting them to and from court, as well as the cost of federal fines due to jail overcrowding.

The City Hall civil courts and Hall of Justice criminal courts and detention facilities have been the subject of numerous studies. Each study has demonstrated the overcrowded conditions of each facility and has recommended measures for improving efficiencies. The Hall of Justice court facility is crowded and chaotic. This is a major factor in the civil court judges' and lawyers' resistance to moving to a combined civil/criminal courthouse at the Hall of Justice. Clearly, an additional 150,000 sq.ft. of space at the Hall of Justice will not adequately house a combined civil/criminal court system. It would, however, provide much needed space for existing criminal courts and detention facilities which are under tremendous pressure due to overcrowding. Criminal court facilities need separate public, judges and inmate circulation systems; they need protected jury rooms, protected witness waiting rooms and child care for child witnesses, children of witnesses and children of jurors. These facilities have been eliminated or severely compromised at the Hall of Justice because of overcrowding.

The Federal Marshall's office at the federal courts at 450 Golden Gate Avenue is faced with a similar problem. The Marshall is seeking a facility within the City to contract for space to house from 20 to 100 incarcerated federal court defendants during their trial periods. The Marshall presently transports inmates to the courts from the federal detention facility in Pleasanton at great expense in travel time. A federal detention contract for services at the Hall of Justice may help support greater efficiencies in city detention facilities which are being delayed due to financial constraints.

A new Hall of Justice office annex can relieve much of the pressure on the criminal courts and detention facilities. A new parking facility, developed as a joint venture with the Unified School District, the Recreation and Parks Department and the Parking Authority, can provide accessory parking for Hall of Justice operations at Seventh and Harrison Street. The school district is considering developing a new "space saver" multi-level elementary school above a parking garage at a Seventh and Harrison Street site owned by Rec./Park while Rec./Park develops a large grassy park at the Bessie Carmichael school site.

Numerous possibilities exist to solve the space needs of the criminal courts and detention facilities. These possibilities should be given further focused attention to test their feasibility.

A new office building housing a health services cluster is suggested to be located near S.F. General Hospital. This office building could increase the efficiency of 63 percent of the Health Department's office employees and could save \$ 1.2 million now paid annually in rent for office space in disparate locations. In addition to the construction of a new health services cluster office building near S.F. General, the city should create a citywide electronic patient medical records system which would enable a health service provider at any facility in the city's system to "look up" the medical records, particularly diagnosis and treatment, in an electronic file. Electronic files can speed treatment, eliminate duplication and save time and space devoted to retrieving and filing hard copy medical records. This system can be extended to the social service system as well.

A new building to house a social services cluster next to their 170 Otis Street headquarters is also strongly recommended. This could increase the efficiency of service delivery, reduce travel time of over 600 employees, and save annual rents of \$3.4 million. Over a 30 year period, a new building next to the Otis Street

headquarters could save over \$112 million in wage and rent savings. A new building with ample ground floor client seating, intake and interview areas, upper floor employee workspace, high speed elevators, and electronic files would pay for itself in wage and rent savings in about 13 years.

The most cost effective and efficient city government office development scenarios (Alternatives A-4 or C-3 on Tables 5 and Appendix G) feature a new city office building next to 101 Grove Street. This would complete the "framing" of City Hall on its southern block and would house an information services cluster, a personnel services cluster and a cultural arts cluster of agencies which now pay more than \$1.3 million in rent for 144,424 sq.ft. in 12 buildings.

Also included within this scenario is a transportation cluster comprised of seven transportation agencies located within a city-owned (COP purchase) building in Civic Center. With relocation of the bus repair facility, the 80 year old MUNI office building at 949 Presidio could be adapted to revenue-generating residential and/or commercial uses which may be better suited to that neighborhood.

The third element of this scenario features a new city office building very close to City Hall. Of optimum value would be a public building constructed on the block north of City Hall to complete the framing of City Hall. This building should include, at a minimum, the four 400-460 Mc Allister Street parcels and could serve as a courthouse, a city office building, or a combined courthouse/office building. This building would house planning and development (permit services), utilities and capital asset management functional clusters and the Fire Department. This alternative is viewed as the most efficient and cost effective because it would house the largest number of city agencies with high public contact, high interaction, and similar functions. It would also provide on-site parking for the Fire Department emergency vehicles.

Because of the delicate urban design context of the monumental landmark buildings comprising Civic Center, the buildings surrounding City Hall must not exceed a certain height and must feature exterior finishes which complement the older landmark buildings. Nonetheless, the construction of two new public buildings on the north and south blocks of City Hall should be pursued to complete the framing of City Hall as proposed in the 1912 Civic Center Master Plan. On the northern block, the cost of land acquisition, relocation of businesses, residents and the state phone switching unit at 525 Golden Gate Avenue, along with the costs of demolition of buildings, construction, financing and tenant improvements could be off-set by long-term wage and rent savings associated with functional clustering. Under Alternative A-4, a combined courthouse/office building could save \$302 million over a 30 year period. Under Alternative C-3, an office building without a courthouse could save \$329 million over the 30 year period (see Tables 5 and 6). Alternative C-3 assumes a courthouse would be built in Civic Center, possibly at the old main library or at the Hastings' west block site (Assessor's block 347).

In all cases, City Hall is recommended to be repaired and restored as the ceremonial and administrative center of government and legislative processes. As the headquarters of local legislative processes, the Mayor and Board of Supervisors would be relocated therein as would public meeting and hearing rooms. To make these meeting room efficient to city staff representing their agencies at hearings, it is recommended that there be a city staff work room attached to each hearing room where staff could bring computer discs to work on projects/cases while they await their item at the public hearing. The work room should have several desks each equipped with a telephone and a personal computer and should have a laser printer and photocopy machine to be shared by staff. The work room should have a sound system to enable staff to monitor the progress of the hearing. It should also have a paging system for the commission, board or committee secretary or clerk to be able to notify staff when their case is soon to be heard. This system would make more efficient use of staff time while they await their case to be heard.

Alternatives A-4 and C-3 achieve the goal of clustering functional agencies in order to minimize travel time, maximize public convenience, eliminate duplication and rent. Each alternative could pay for itself and save money in increased staff efficiencies and rent savings over the 30 year analysis period.



Numerous variations of these scenarios were analyzed and are shown on Tables 5 and Appendix G. The methodology used is very flexible; different variations of clusters and building sites can be analyzed with this program. Included within the analysis are costs associated with site acquisition, housing replacement, demolition of existing structures, construction, tenant improvements, financing costs, costs of land off the tax rolls as well as savings due to wage efficiencies and elimination of rent. Costs of electronic record-keeping systems and hardware, which are strongly recommended even if no new building is constructed, have not yet been identified and, therefore, are not included within the costs and savings quotient described herein. Electronic record-keeping is recommended for all city agencies as a way to increase services to the public in less time and at lower costs. Banks of high speed elevators are recommended for all new buildings and, whenever possible, in the are recommended to be included in the remodeling of older government office buildings.

This study recommends detailed study of two potential development scenarios, each of which is believed would achieve optimal efficiencies in government legislative processes, provision of services and fiscal investments. As time is of the essence, it is recommended that resources are devoted to this study as soon as possible. Accordingly, all data generated by this Facilities Plan study will be sent to the offices of the Chief Administrative Officer, the Bureau of Architecture, the Bureau of Engineering, the Department of Real Estate, and the Capital Asset Management office. The Department of City Planning will continue its comprehensive Civic Center planning study and will now focus on cultural and educational facilities within the area. Data and findings from the government office facilities plan and the cultural and educational facilities plan will be incorporated into the broader Civic Center Plan and development program. The Department expects to complete this larger study, and publish a draft Plan for citizen review, in December 1993.

This comprehensive Civic Center study will revise the 1974 Civic Center Master Plan which will guide the development of this area of the city well into the next century. The Plan will address land use patterns, transportation networks, urban design, public ceremonial and open spaces, and will recommend a development program for public facilities.

### **Temporary Location of Government Agencies**

This study did not address the temporary space needs of government agencies being relocated out of buildings for repair or demolition. This effort is being conducted by the City's Bureaus of Architecture and Engineering and the Department of Real Estate. However, it is recommended that the location criteria and functional cluster criteria of this study be used to inform location decisions of temporary quarters for affected agencies. Scheduling and timing of new construction of buildings to permanently house agencies moving out of City Hall for seismic work, particularly the civil courts, is of the utmost concern. The bonds authorized by the electorate in 1992 for government building seismic strengthening is very limited. As money from bond sales loses value over time with inflation, time is of the essence. Great care must be taken to minimize the costs of relocating agencies and the costs of repair and seismic strengthening construction.

A potential temporary location which would meet the functional efficiency criteria of this study is the 150,000 net sq.ft. state-owned office building at 150 Oak Street. This building was vacated by Caltrans in 1992 and, although it has some asbestos problems, it can be used as a temporary office facility for agencies that do not have large and frequent public contact. The 124,000 net sq.ft. state-owned building at 525 Golden Gate Avenue has been recommended herein as a potential development site for a new government office building. Depending on the space and location needs of the civil courts or a combined courthouse/office building, this building may be suitable for temporary use by city agencies. These buildings are not recommended for purchase, as they do not meet the space needs of efficient functional clusters, and the costs of seismic strengthening, public access improvements, asbestos abatement and tenant improvements, including high speed elevators, make these buildings uneconomic as permanent locations.

## Agency Relocation Phasing

City Hall, as the jewel of Civic Center, is recommended to be given first attention in seismic repair, seismic strengthening, restoration of its grand and ceremonial architectural treatments, adaptability for public accessibility, modernization for new technologies such as electronic communications and high speed elevators, and tenant improvements for agencies relocating to City Hall. The phasing and scheduling of City Hall agency relocation will affect the schedule of repair of other public building in the Civic Center.

It should be noted that change is always disruptive. Construction in the Civic Center area will cause some disruption of traffic, will increase noise levels and will cause some delays. The City, through an interdepartmental coordinating committee headed by the Bureau of Architecture, is preparing agency staff and the public for this change. The committee is distributing a newsletter to affected agencies and the public. Some city staff may view this change with enthusiasm, others may be disappointed, others may resist. Support services from the Civil Service Training Division and/or the Social Services Counseling Division should be provided to staff of affected agencies to facilitate a smooth transition to temporary and permanent facilities.

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**TABLE 5  
NEW GOVERNMENT OFFICE CONSTRUCTION  
DEVELOPMENT SCENARIOS**

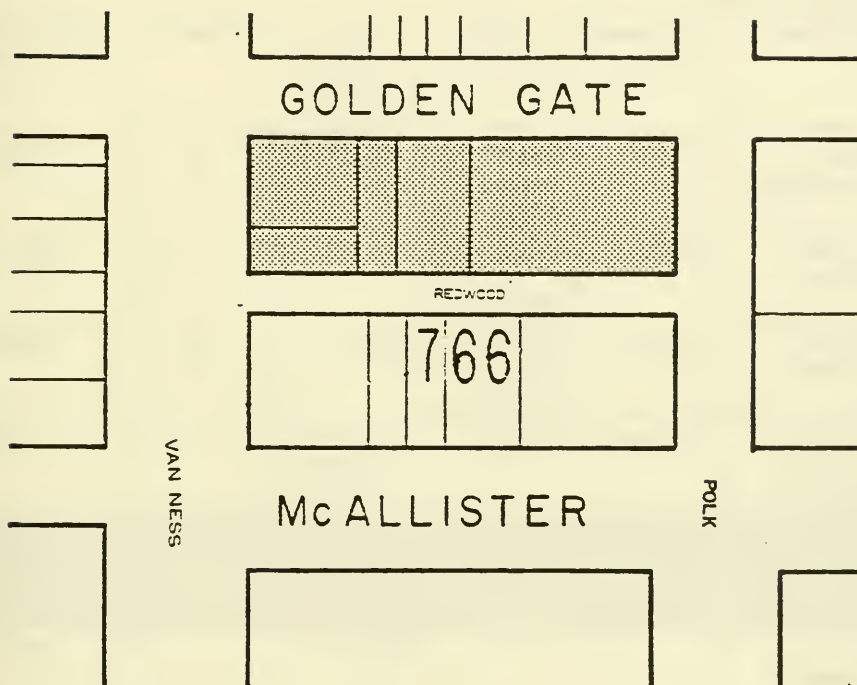
**(A) ASSUME COURTHOUSE AT 400 - 460 McALLISTER STREET**

**ALTERNATIVE A-1**

LOCATION	LOT AREA (sq. ft.)	GROSS BLDG. AREA (sq. ft.)	NET OFFICE SPACE (sq. ft.)	CLUSTER	30 YEAR WAGE & RENT SAVINGS
BLOCK 811 101 Grove Annex	21,240	106,200 (0 parking spaces)	84,960	8	\$45,162,297
BLOCK 1072 949 Presidio	27,500	222,000 (475 parking spaces)	88,000	7	(\$27,152,045)
BLOCK 3759 Hall of Justice Annex	42,508	255,048 (0 parking spaces)	204,038	20	\$28,344,762
BLOCK 3513 Dept. of Social Services Annex	34,780	274,360	219,488 (includes intake)	9	\$112,465,351
BLOCK 766 Van Ness/Golden Gate/Polk/ Redwood Alley (1/2 block)	46,080	506,880 (115 parking spaces)	368,640	5, 14, 15, 16	\$28,418,211
Other Consolidated Office Space			180,444		\$84,651,663
<b>TOTAL WAGE &amp; RENT NET SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$271,890,239</b>
<b>TOTAL YEARLY SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$9,063,007</b>

**ALTERNATIVE A-1  
CLUSTERS 5, 14, 15 & 16**

*Assume Courthouse at 400 - 460 McAllister Street*



**DEVELOPMENT SITE**

**ASSESSOR'S BLOCK 766  
LOTS 1, 7, 8, 9 & 10**

**LOT AREA: 46,080 square feet  
GROSS BUILDING AREA: 506,880 square feet  
NET OFFICE SPACE: 368,649 square feet**

**PARKING SPACES: 115  
EMPLOYEE/OFFICE SPACE RATIO: 1:200**



**TABLE 5  
NEW GOVERNMENT OFFICE CONSTRUCTION  
DEVELOPMENT SCENARIOS**

**(A) ASSUME COURTHOUSE AT 400 - 460 McALLISTER STREET**

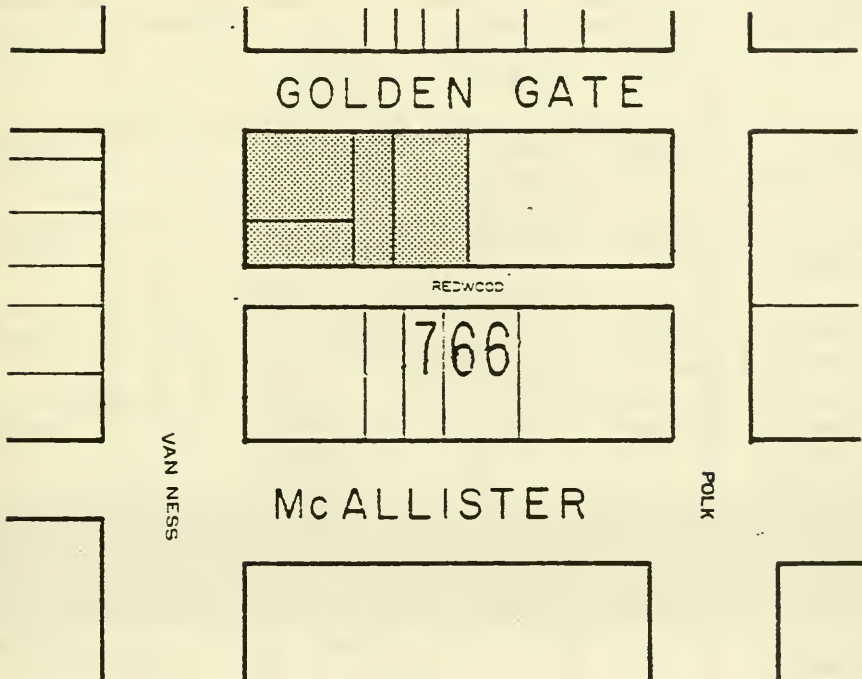
**ALTERNATIVE A-2**

LOCATION	LOT AREA (sq. ft.)	GROSS BLDG. AREA (sq. ft.)	NET OFFICE SPACE (sq. ft.)	CLUSTER	30 YEAR WAGE & RENT SAVINGS
BLOCK 811 101 Grove Annex	88,000	106,200 (0 parking spaces)	84,960	8	\$45,162,297
BLOCK 1072 949 Presidio	27,500	222,000 (475 parking spaces)	88,000	8	(\$27,152,045)
BLOCK 3759 Hall of Justice Annex	88,000	255,048 (0 parking spaces)	88,000	20	\$28,344,762
BLOCK 3513 Dept. of Social Services Annex	88,000	274,360	219,488 (includes intake)	9	\$112,465,351
BLOCK 766 Van Ness/Golden Gate (1/4 block)	24,300	267,300 (61 parking spaces)	194,400	14, 16	\$34,272,387
Other Consolidated Office Space			251,558		\$95,382,432
<b>TOTAL WAGE &amp; RENT NET SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$288,475,184</b>
<b>TOTAL YEARLY SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$9,615,839</b>



**ALTERNATIVE A-2  
CLUSTERS 14 & 16**

*Assume Courthouse at 400 - 460 McAllister Street*



**DEVELOPMENT SITE**

**ASSESSOR'S BLOCK 766  
LOTS 7, 8, 9 & 10**

**LOT AREA: 24,300 square feet  
GROSS BUILDING AREA: 267,300 square feet  
NET OFFICE SPACE: 194,400 square feet**

**PARKING SPACES: 61  
EMPLOYEE/OFFICE SPACE RATIO: 1:178**

**TABLE 5  
NEW GOVERNMENT OFFICE CONSTRUCTION  
DEVELOPMENT SCENARIOS**

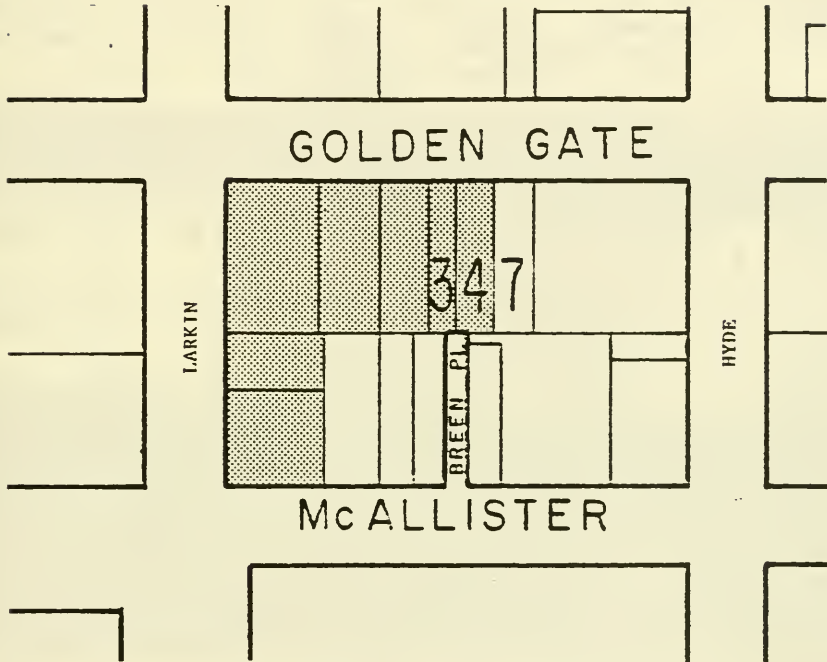
**(A) ASSUME COURTHOUSE AT 400 - 460 McALLISTER STREET**

**ALTERNATIVE A-3**

<b>LOCATION</b>	<b>LOT AREA (sq. ft.)</b>	<b>GROSS BLDG. AREA (sq. ft.)</b>	<b>NET OFFICE SPACE (sq. ft.)</b>	<b>CLUSTER</b>	<b>30 YEAR WAGE &amp; RENT SAVINGS</b>
<b>BLOCK 811 101 Grove Annex</b>	21,240	106,200 (0 parking spaces)	84,960	8	\$45,162,297
<b>BLOCK 1072 949 Presidio</b>	27,500	222,000 (475 parking spaces)	88,000	7	(\$27,152,045)
<b>BLOCK 3759 Hall of Justice Annex</b>	42,508	255,048 (0 parking spaces)	204,038	20	\$28,344,762
<b>BLOCK 3513 Dept. of Social Services Annex</b>	34,780	274,360	219,488 (includes intake)	9	\$112,465,351
<b>BLOCK 347 Larkin/Golden Gate (West Block)</b>	49,934	299,604 (125 parking spaces)	199,736	14, 16	\$18,215,718
<b>Other Consolidated Office Space</b>			328,567		\$167,499,888
<b>TOTAL WAGE &amp; RENT NET SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$344,535,971</b>
<b>TOTAL YEARLY SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$11,484,532</b>

**ALTERNATIVE A-3  
CLUSTERS 14 & 16**

*Assume Courthouse at 400 - 460 McAllister Street*



**DEVELOPMENT SITE**

**ASSESSOR'S BLOCK 347  
LOTS 10, 11, 12, 13 & 14**

**LOT AREA: 49,934 square feet  
GROSS BUILDING AREA: 299,604 square feet  
NET OFFICE SPACE: 199,736 square feet**

**PARKING SPACES: 125  
EMPLOYEE/OFFICE SPACE RATIO: 1:183**

**TABLE 5  
NEW GOVERNMENT OFFICE CONSTRUCTION  
DEVELOPMENT SCENARIOS**

**(A) ASSUME COURTHOUSE AT McALLISTER STREET AND GOLDEN GATE AVENUE**

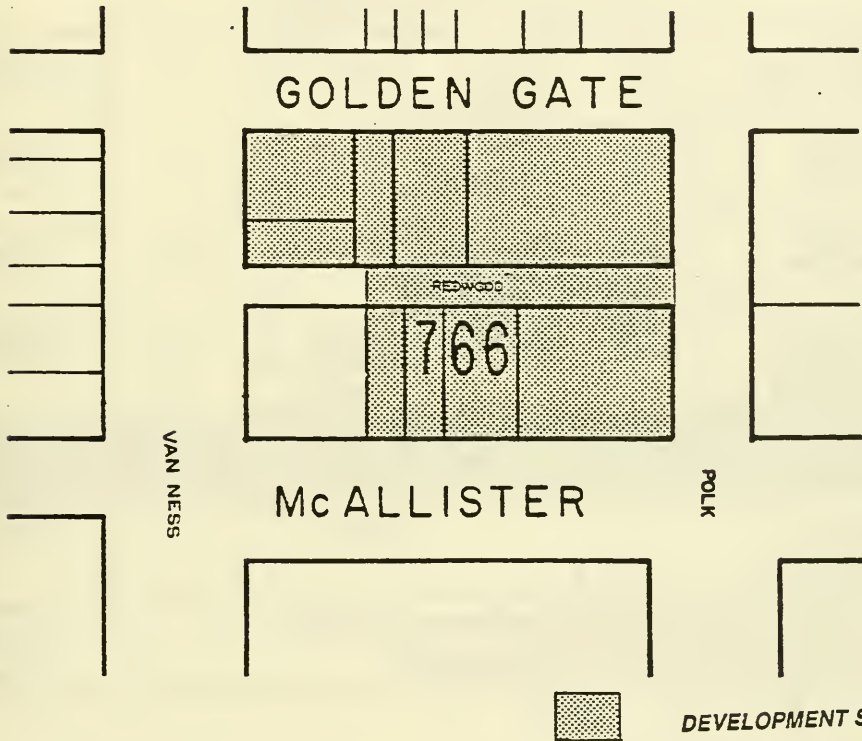
**ALTERNATIVE A-4**

LOCATION	LOT AREA (sq. ft.)	GROSS BLDG. AREA (sq. ft.)	NET OFFICE SPACE (sq. ft.)	CLUSTER	30 YEAR WAGE & RENT SAVINGS
BLOCK 811 101 Grove Annex	21,240	106,200 (0 parking spaces)	84,960	5, 6, 10, 19	\$67,656,754
BLOCK 3759 Hall of Justice Annex	42,508	255,048 (0 parking spaces)	204,038	20	\$28,344,762
BLOCK 3513 Dept. of Social Services Annex	34,780	274,360	219,488 (including intake)	9	\$112,465,351
BLOCK 4154 S.F. General Hospital Office Annex	29,000	232,000	185,600	8, 13	\$33,830,172
BLOCK 766 Van Ness / Golden Gate / Polk / McAllister (3/4 block)	88,703	640,800 (221 parking spaces)	316,296 office  (196,365 courts)	14, 15, 16, 18, courts	(\$3,029,114)
Other Consolidated Office Space			149,734		\$63,190,056
<b>TOTAL WAGE &amp; RENT NET SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$302,457,981</b>
<b>TOTAL YEARLY SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$10,081,932</b>



**ALTERNATIVE A-4  
CLUSTERS 14, 15, 16, 18 & COURTS**

*Assume Courthouse at McAllister Street & Golden Gate Avenue*



**ASSESSOR'S BLOCK 766  
LOTS 1, 2, 3, 4, 5, 7, 8, 9 & 10**

**LOT AREA:** 88,703 square feet  
**GROSS BUILDING AREA:** 640,800 square feet  
**NET OFFICE SPACE:** 316,296 square feet  
**COURT SPACE:** 196,365 square feet  
**PARKING SPACES:** 221  
**EMPLOYEE/OFFICE SPACE RATIO:** 1:200

**TABLE 5  
NEW GOVERNMENT OFFICE CONSTRUCTION  
DEVELOPMENT SCENARIOS**

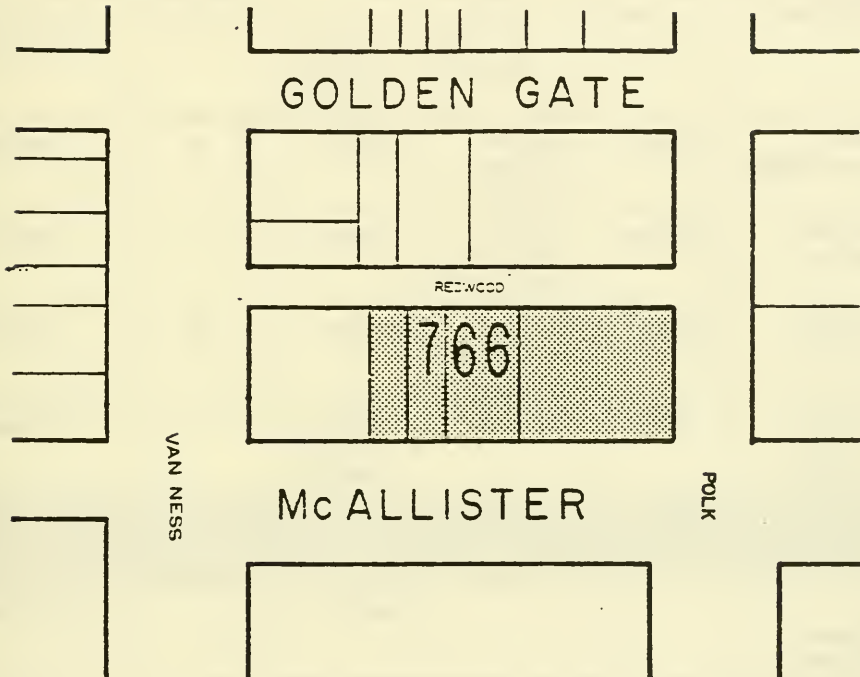
**(B) ASSUME COURTHOUSE AT WEST BLOCK 347**

**ALTERNATIVE B-1**

LOCATION	LOT AREA (sq. ft.)	GROSS BLDG. AREA (sq. ft.)	NET OFFICE SPACE (sq. ft.)	CLUSTER	30 YEAR WAGE & RENT SAVINGS
BLOCK 811 101 Grove Annex	21,240	106,200 (0 parking spaces)	84,960	7	\$45,162,297
BLOCK 1072 949 Presidio	88,000	222,000 (475 parking spaces)	88,000	7	(\$27,152,045)
BLOCK 3759 Hall of Justice Annex	42,508	255,048 (0 parking spaces)	204,038	20	\$28,344,762
BLOCK 3513 Dept. of Social Services Annex	34,780	274,360	219,488 (including intake)	9	\$112,465,351
BLOCK 766 400 - 480 McAllister Street	32,998	230,986 (82 parking spaces)	184,789	5, 14, 16	\$75,791,496
Other Consolidated Office Space			257,453		\$103,295,848
<b>TOTAL WAGE &amp; RENT NET SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$337,887,709</b>
<b>TOTAL YEARLY SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$11,262,923</b>

**ALTERNATIVE B-1  
CLUSTERS 5, 14 & 16**

*Assume Courthouse at West Block 347*



**DEVELOPMENT SITE**

**ASSESSOR'S BLOCK 766  
LOTS 2, 3, 4 & 5**

**LOT AREA: 32,998 square feet  
GROSS BUILDING AREA: 230,986 square feet  
NET OFFICE SPACE: 184,789 square feet**

**PARKING SPACES: 82  
EMPLOYEE/OFFICE SPACE RATIO: 1:178**

**TABLE 5  
NEW GOVERNMENT OFFICE CONSTRUCTION  
DEVELOPMENT SCENARIOS**

**(B) ASSUME COURTHOUSE AT WEST BLOCK 347**

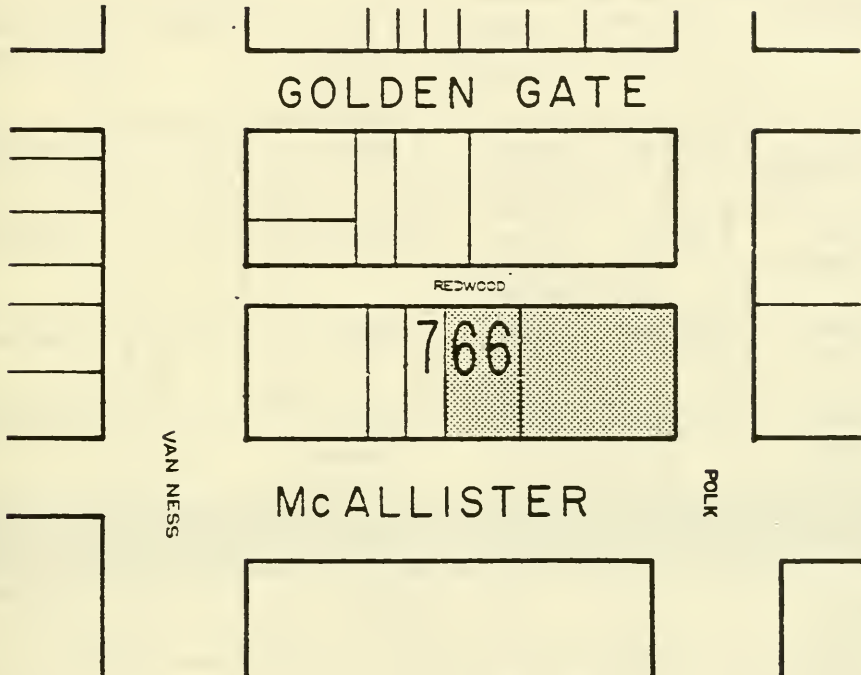
**ALTERNATIVE B-2**

LOCATION	LOT AREA (sq. ft.)	GROSS BLDG. AREA (sq. ft.)	NET OFFICE SPACE (sq. ft.)	CLUSTER	30 YEAR WAGE & RENT SAVINGS
BLOCK 811 101 Grove Annex	21,240	106,200 (0 parking spaces)	84,960	8	\$45,162,297
BLOCK 1072 949 Presidio	27,500	222,000 (475 parking spaces)	88,000	7	(\$27,152,045)
BLOCK 3759 Hall of Justice Annex	42,508	255,048 (0 parking spaces)	204,038	20	\$28,344,762
BLOCK 3513 Dept. of Social Services Annex	34,780	274,360	219,488 (including intake)	9	\$112,465,351
BLOCK 766 400 - 450 McAllister	24,750	173,250	138,600	14, 16	\$56,908,233
Other Consolidated Office Space			266,807		\$101,588,348
<b>TOTAL WAGE &amp; RENT NET SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$317,316,946</b>
<b>TOTAL YEARLY SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$10,577,231</b>



**ALTERNATIVE B-2  
CLUSTERS 14 & 16**

*Assume Courthouse at West Block 347*



**DEVELOPMENT SITE**

**ASSESSOR'S BLOCK 766  
LOTS 2 & 3**

**LOT AREA:** 24,750 square feet  
**GROSS BUILDING AREA:** 173,250 square feet  
**NET OFFICE SPACE:** 138,600 square feet

**PARKING SPACES:** none  
**EMPLOYEE/OFFICE SPACE RATIO:** 1:127

**TABLE 5  
NEW GOVERNMENT OFFICE CONSTRUCTION  
DEVELOPMENT SCENARIOS**

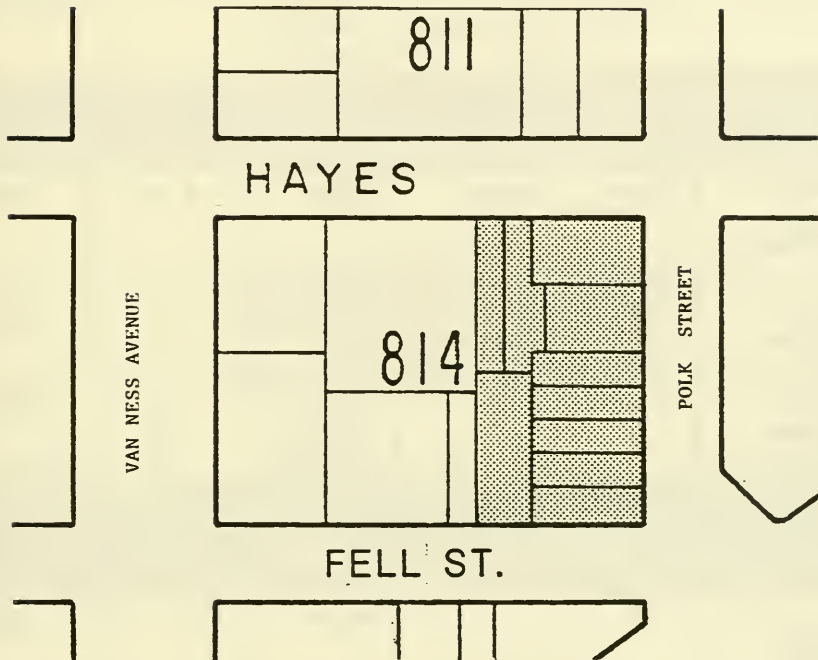
**(B) ASSUME COURTHOUSE AT WEST BLOCK 347**

**ALTERNATIVE B-3**

<b>LOCATION</b>	<b>LOT AREA (sq. ft.)</b>	<b>GROSS BLDG. AREA (sq. ft.)</b>	<b>NET OFFICE SPACE (sq. ft.)</b>	<b>CLUSTER</b>	<b>30 YEAR WAGE &amp; RENT SAVINGS</b>
<b>BLOCK 811 101 Grove Annex</b>	21,240	106,200 (0 parking spaces)	84,960	8	\$45,162,297
<b>BLOCK 1072 949 Presidio</b>	27,500	222,000 (475 parking spaces)	88,000	7	(\$27,152,045)
<b>BLOCK 3759 Hall of Justice Annex</b>	42,508	255,048 (0 parking spaces)	204,038	20	\$28,344,762
<b>BLOCK 3513 Dept. of Social Services Annex</b>	34,780	274,360	219,488 (including intake)	9	\$112,465,351
<b>BLOCK 814 Hayes/Polk/Fell</b>	40,700	407,000	293,040	5, 13, 14, 16	\$25,159,415
<b>Other Consolidated Office Space</b>			246,713		\$127,057,951
<b>TOTAL WAGE &amp; RENT NET SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$311,037,731</b>
<b>TOTAL YEARLY SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$10,367,924</b>

**ALTERNATIVE B-3  
CLUSTERS 5, 13, 14 & 16**

*Assume Courthouse at West Block 347*



**DEVELOPMENT SITE**

**ASSESSOR'S BLOCK 814  
LOTS 1, 3, 4, 5, 6, 7, 8, 16, 17, 18 & 19**

**LOT AREA: 40,700 square feet  
GROSS BUILDING AREA: 407,000 square feet  
NET OFFICE SPACE: 293,040 square feet**

**PARKING SPACES: none  
EMPLOYEE/OFFICE SPACE RATIO: 1:200**

**TABLE 5  
NEW GOVERNMENT OFFICE CONSTRUCTION  
DEVELOPMENT SCENARIOS**

**(C) ASSUME COURTHOUSE AT OLD MAIN LIBRARY OR WEST BLOCK**

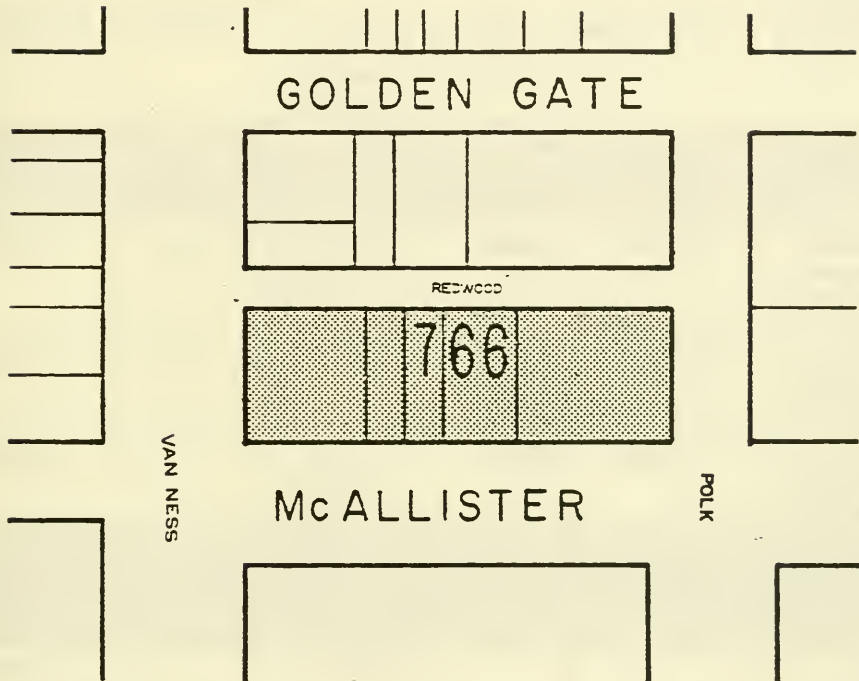
**ALTERNATIVE C-1**

<b>LOCATION</b>	<b>LOT AREA (sq. ft.)</b>	<b>GROSS BLDG. AREA (sq. ft.)</b>	<b>NET OFFICE SPACE (sq. ft.)</b>	<b>CLUSTER</b>	<b>30 YEAR WAGE &amp; RENT SAVINGS</b>
<b>BLOCK 811 101 Grove Annex</b>	<b>21,240</b>	<b>106,200 (0 parking spaces)</b>	<b>84,960</b>	<b>5, 6, 10, 15</b>	<b>\$130,203,285</b>
<b>BLOCK 4154 S.F. General Hospital Office Annex</b>	<b>29,000</b>	<b>232,000</b>	<b>185,600</b>	<b>8, 13</b>	<b>\$33,830,172</b>
<b>BLOCK 3759 Hall of Justice Annex</b>	<b>42,508</b>	<b>255,048 (0 parking spaces)</b>	<b>204,038</b>	<b>20</b>	<b>\$28,344,762</b>
<b>BLOCK 3513 Dept. of Social Services Annex</b>	<b>34,780</b>	<b>274,360</b>	<b>219,488 (including intake)</b>	<b>9</b>	<b>\$112,465,351</b>
<b>BLOCK 766 Van Ness / McAllister / Polk (1/2 block)</b>	<b>46,057</b>	<b>276,342 (115 parking spaces)</b>	<b>184,228</b>	<b>14, 16</b>	<b>\$9,515,390</b>
<b>Other Consolidated Office Space</b>			<b>178,194</b>		<b>\$62,733,726</b>
<b>TOTAL WAGE &amp; RENT NET SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$377,092,686</b>
<b>TOTAL YEARLY SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$12,569,756</b>



**ALTERNATIVE C-1  
CLUSTERS 14 AND 16**

*Assume Courthouse at Old Main Library or West Block*



**DEVELOPMENT SITE**

**ASSESSOR'S BLOCK 766  
LOTS 2, 3, 4, 5 & 6**

**LOT AREA: 46,057 square feet  
GROSS BUILDING AREA: 276,342 square feet  
NET OFFICE SPACE: 184,228 square feet**

**PARKING SPACES: 115  
EMPLOYEE/OFFICE SPACE RATIO: 1:165**

**TABLE 5  
NEW GOVERNMENT OFFICE CONSTRUCTION  
DEVELOPMENT SCENARIOS**

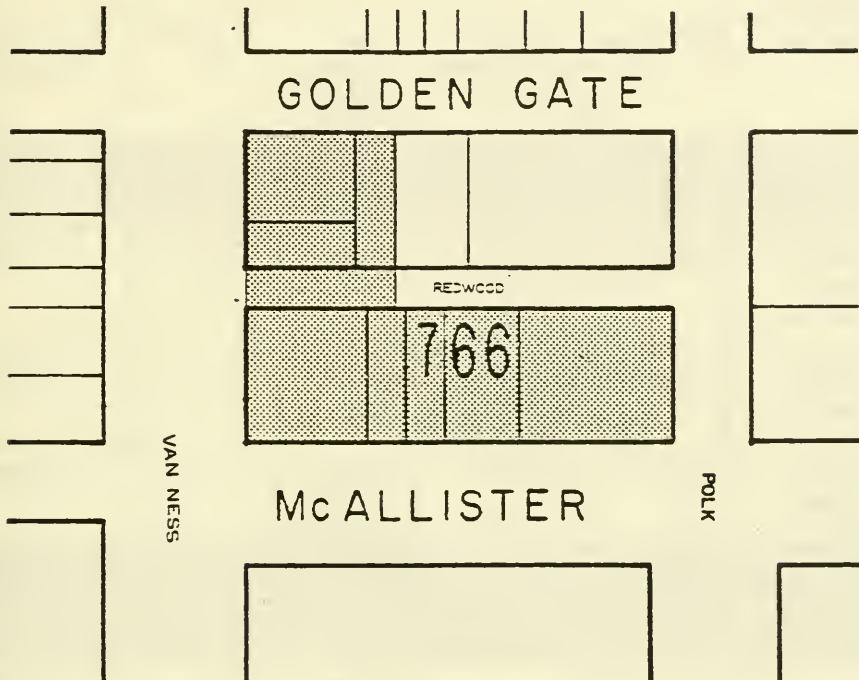
**(C) ASSUME COURTHOUSE AT OLD MAIN LIBRARY OR WEST BLOCK**

**ALTERNATIVE C-2**

LOCATION	LOT AREA (sq. ft.)	GROSS BLDG. AREA (sq. ft.)	NET OFFICE SPACE (sq. ft.)	CLUSTER	30 YEAR WAGE & RENT SAVINGS
BLOCK 811 101 Grove Annex	21,240	106,200 (0 parking spaces)	84,960	6, 7, 10	\$57,623,558
BLOCK 4154 S.F. General Hospital Office Annex	29,000	232,000	185,600	8, 13	\$33,830,172
BLOCK 3759 Hall of Justice Annex	42,508	255,048 (0 parking spaces)	204,038	20	\$28,344,762
BLOCK 3513 Dept. of Social Services Annex	34,780	274,360	219,488 (including intake)	9	\$112,465,351
BLOCK 766 Van Ness / McAllister / Polk (1/2 block)	67,189	470,323 (168 parking spaces)	322,507	14, 15, 16, 19	\$19,695,922
Other Consolidated Office Space			148,198		\$60,499,264
<b>TOTAL WAGE &amp; RENT NET SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$312,459,264</b>
<b>TOTAL YEARLY SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$10,415,308</b>

**ALTERNATIVE C-2  
CLUSTERS 14, 15, 16 & 19**

*Assume Courthouse at Old Main Library or West Block*



**DEVELOPMENT SITE**

**ASSESSOR'S BLOCK 766  
LOTS 2, 3, 4, 5, 6, 7, 8 & 9**

**LOT AREA: 67,189 square feet  
GROSS BUILDING AREA: 470,323 square feet  
NET OFFICE SPACE: 322,507 square feet**

**PARKING SPACES: 168  
EMPLOYEE/OFFICE SPACE RATIO: 1:200**

**TABLE 5  
NEW GOVERNMENT OFFICE CONSTRUCTION  
DEVELOPMENT SCENARIOS**

**(C) ASSUME COURTHOUSE AT OLD MAIN LIBRARY OR WEST BLOCK**

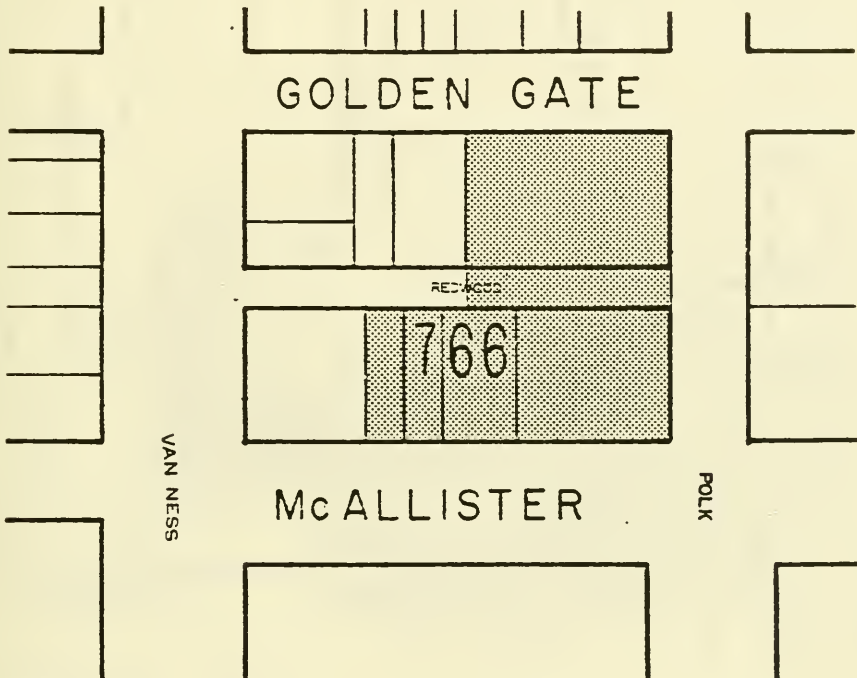
**ALTERNATIVE C-3**

<b>LOCATION</b>	<b>LOT AREA (sq. ft.)</b>	<b>GROSS BLDG. AREA (sq. ft.)</b>	<b>NET OFFICE SPACE (sq. ft.)</b>	<b>CLUSTER</b>	<b>30 YEAR WAGE &amp; RENT SAVINGS</b>
<b>BLOCK 811</b> 101 Grove Annex	21,240	106,200 (0 parking spaces)	84,960	5, 6, 10	\$64,281,754
<b>BLOCK 4154</b> S.F. General Hospital Office Annex	29,000	232,000	185,600	8, 13	\$33,830,172
<b>BLOCK 3759</b> Hall of Justice Annex	42,508	255,048 (0 parking spaces)	204,038	20	\$28,344,762
<b>BLOCK 3513</b> Dept. of Social Services Annex	34,780	274,360	219,488 (including intake)	9	\$112,465,351
<b>BLOCK 766</b> Van Ness / McAllister / Polk (1/2 block)	61,113	427,791 (152 parking spaces)	293,342	14, 15, 16, 19	\$23,637,451
<b>Other Consolidated Office Space</b>			176,724		\$66,589,141
<b>TOTAL WAGE &amp; RENT NET SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$329,148,631</b>
<b>TOTAL YEARLY SAVINGS OVER 30 YEAR PERIOD</b>					<b>\$10,971,621</b>



**ALTERNATIVE C-3  
CLUSTERS 14, 15, 16 & 19**

*Assume Courthouse at Old Main Library or West Block*



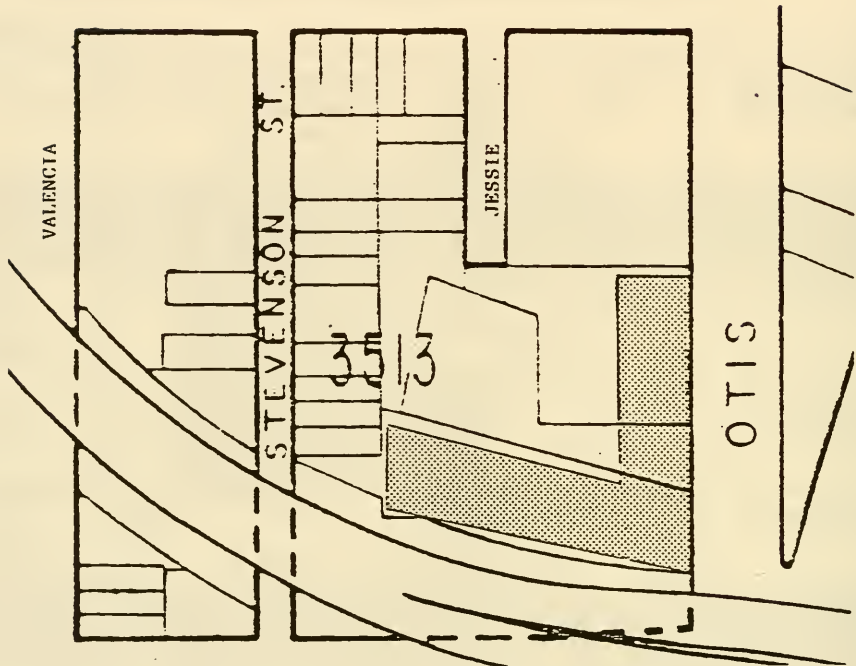
**DEVELOPMENT SITE**

**ASSESSOR'S BLOCK 766  
LOTS 1, 2, 3, 4 & 5**

**LOT AREA: 61,113 square feet  
GROSS BUILDING AREA: 427,791 square feet  
NET OFFICE SPACE: 293,342 square feet**

**PARKING SPACES: 152  
EMPLOYEE/OFFICE SPACE RATIO: 1:200**

ALL ALTERNATIVES  
DEPARTMENT OF SOCIAL SERVICES ANNEX  
CLUSTERS 9



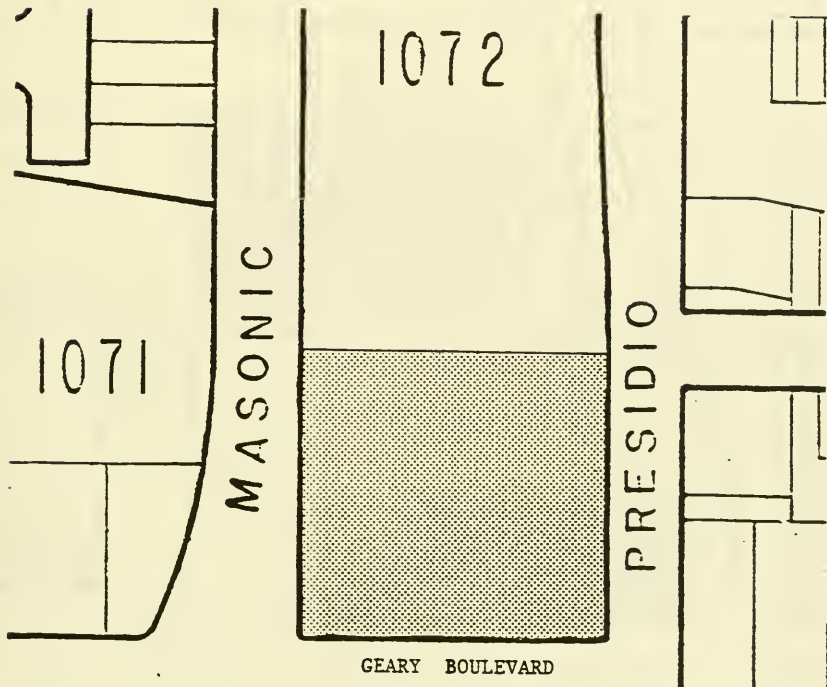
**DEVELOPMENT SITE**

**ASSESSOR'S BLOCK 3513  
PARTS OF LOTS 7, 8 & 80**

**LOT AREA: 34,780 square feet  
GROSS BUILDING AREA: 274,360 square feet  
NET OFFICE SPACE: 219,488 square feet**

**PARKING SPACES: none**

ALTERNATIVES A-1, A-2, A-3, B-1, B-2 & B-3  
949 PRESIDIO  
CLUSTER 7



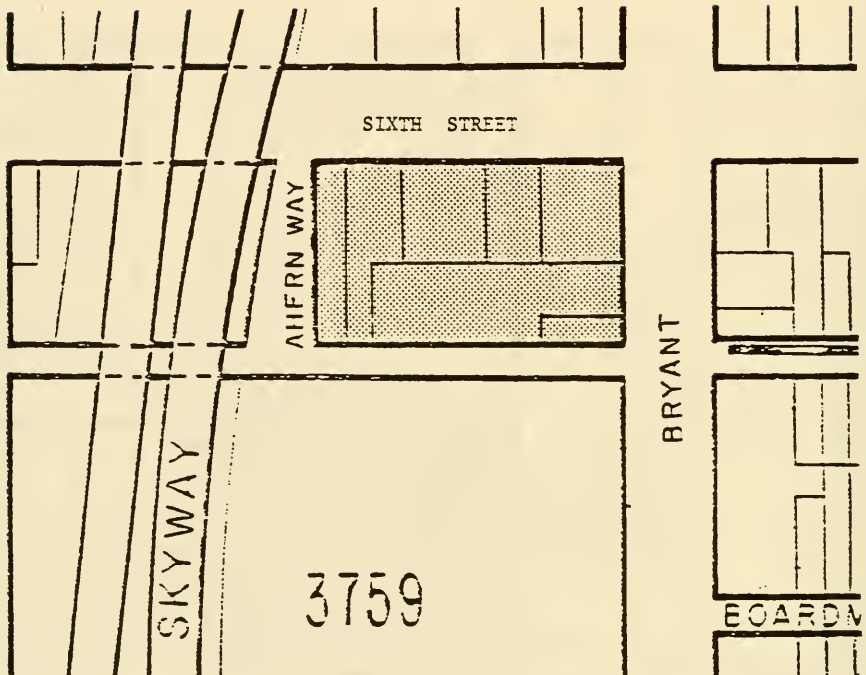
DEVELOPMENT SITE

PART OF ASSESSOR'S BLOCK 1072

LOT AREA: 27,500 square feet  
GROSS BUILDING AREA: 222,000 square feet  
NET OFFICE SPACE: 88,000 square feet

PARKING SPACES: 475

ALL ALTERNATIVES  
HALL OF JUSTICE ANNEX  
CLUSTER 20



DEVELOPMENT SITE

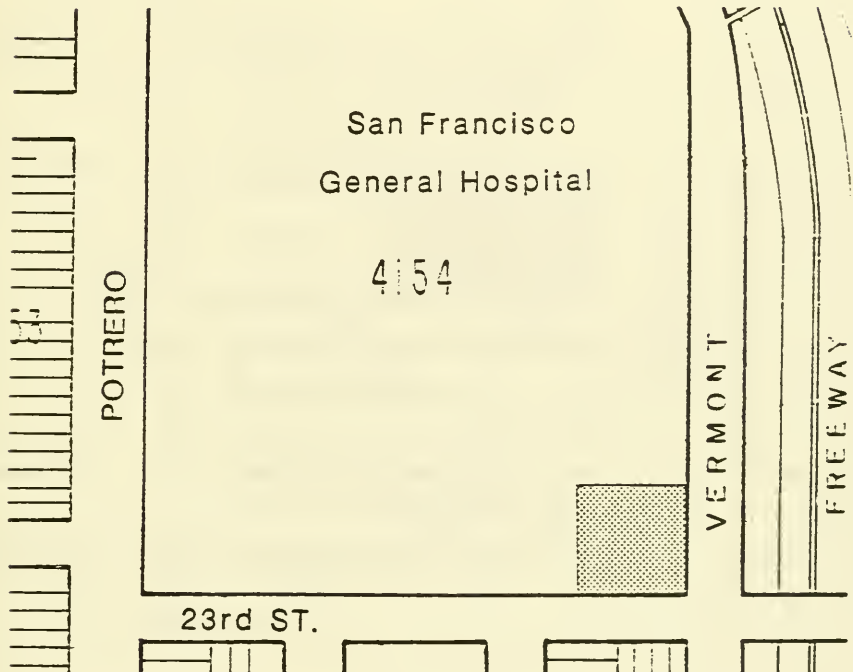
ASSESSOR'S BLOCK 3759  
LOTS 9, 10, 11, 12, 14, 43 & 45

LOT AREA: 42,508 square feet  
GROSS BUILDING AREA: 255,048 square feet  
NET OFFICE SPACE: 204,038 square feet

PARKING SPACES: none



**ALTERNATIVES A-4, C-1, C-2 & C-3  
SAN FRANCISCO GENERAL HOSPITAL OFFICE ANNEX  
CLUSTERS 8 & 13**



**DEVELOPMENT SITE**

**PART OF ASSESSOR'S BLOCK 4154**

**LOT AREA: 29,000 square feet**  
**GROSS BUILDING AREA: 232,000 square feet**  
**NET OFFICE SPACE: 185,600 square feet**

**PARKING SPACES: none**

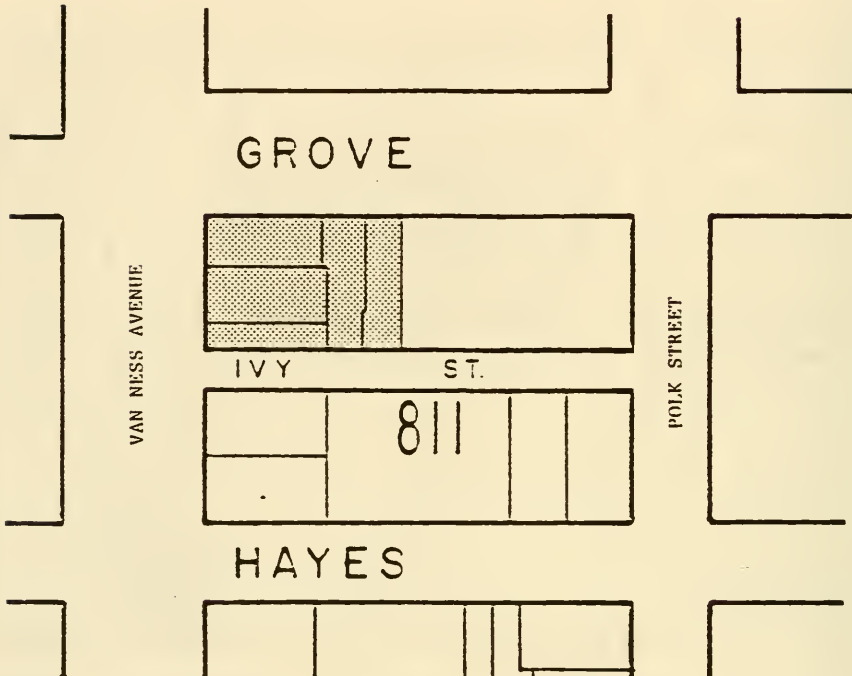
## ALL ALTERNATIVES

CLUSTER 8 on Alternatives A-1, A-2, A-3, B-1, B-2 & B-3

CLUSTERS 5, 6, 10 & 19 on Alternative A-4

CLUSTERS 5, 6, 10 & 5 on Alternative C-1

CLUSTERS 6, 7 & 10 on Alternative C-2



DEVELOPMENT SITE

ASSESSOR'S BLOCK 811

LOTS 16, 18, 19, 20 & 21

LOT AREA: 21,240 square feet

GROSS BUILDING AREA: 106,200 square feet

NET OFFICE SPACE: 84,960 square feet

PARKING SPACES: none

## APPENDICES

- A. Government Agency Space Utilization Summary
- B. Functional Cluster Space Needs Summary
- C. City-Owned Office Space--By Address
- D. City-Owned Office Space--By Tenant
- E. City-Leased Office Space--By Address
- F. City-Leased Office Space--By Tenant
- G. Fiscal Impact Analysis of Individual Alternative Developments
- H. Public Contact Status of Agencies
- I. Proximity Requirements By Agency
- J. Relevant Court Reports Bibliography
- K. Cluster Savings From Vacated Leases





San Francisco Department of City Planning  
CIVIC CENTER STUDY  
GOVERNMENT AGENCY SPACE UTILIZATION SUMMARY

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Agency	Address	Tenure	Ann. Rent \$	Employees	Total SqFt	Functional Cluster
DEPARTMENT: Airport	Airport	OWN		N/A	23,000	16-Capital Asset Management
Assessment Appeals Board	City Hall	Room 2C		2	600	17-Law - Civil
Assessor's Office	City Hall	Room 101		114	20,000	3-General Govt. Admin. - Finance
Board of Permit Appeals	City Hall	Room 154A		6	1,200	17-Law - Civil
Civil Service Commission	44 Gough Street	Suite 130	353,256	76	27,000	6-Personnel Services
Civil Service Commission	City Hall	Room 151		N/A	11,122	6-Personnel Services
Commission on the Aging	25 Van Ness Avenue	Suite 750	22,655	4	1,500	9-Social Services
Commission on the Status of Women	25 Van Ness Avenue	Suite 130	27,911	4	1,848	17-Law - Civil
Convention Facilities Department	City Hall	Room 271		2	450	16-Capital Asset Management
Department of City Planning	450 McAllister Street	6th Floor		91	18,264	14-Planning and Development
Film and Video Arts Commission	City Hall	Room 205		2	250	10-Cultural
Grants for the Arts	City Hall	Room 289		3	800	10-Cultural
Health Service System	1155 Market Street	Suite 300	103,176	44	6,551	6-Personnel Services
Health Service System	1212 Market Street		3,036	N/A	421	6-Personnel Services
Housing Authority	241-243 Golden Gate Avenue		39,134	N/A	6,180	16-Capital Asset Management
Housing Authority	440 Turk Street			N/A	40,000	16-Capital Asset Management
Human Rights Commission	25 Van Ness Avenue	8th Floor	123,502	39	8,177	17-Law - Civil

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San Francisco Department of City Planning  
CIVIC CENTER STUDY  
GOVERNMENT AGENCY SPACE UTILIZATION SUMMARY

Agency	Address	Tenure	Ann. Rent \$	Employees	Total SqFt	Functional Cluster
DEPARTMENT: Library	45 Hyde Street	OWN		N/A	39,099	12-Education
Moscone Convention Center Expansion	City Hall	OWN	Room 271	3	250	16-Capital Asset Management
Municipal Court	City Hall	OWN	Room 303	81	10,889	17-Law - Civil
Port	Agriculture Building	OWN		N/A	35,000	16-Capital Asset Management
Port	Ferry Building	OWN		N/A	300,000	16-Capital Asset Management
Public Administrator/Public Guardian	25 Van Ness Avenue	LEASE	Suite 200	40	4,000	9-Social Services
Purchaser	City Hall	OWN	Room 270	45	6,144	4-General Govt. Admin.
Purchaser (Mailroom & Reproduction)	City Hall	OWN	Room 50	18	9,460	4-General Govt. Admin.
Real Estate Department	25 Van Ness Avenue	LEASE	Suite 400	17	3,660	16-Capital Asset Management
Recorder's Office	City Hall	OWN	Room 167	35	6,506	4-General Govt. Admin.
Recreation and Park Department	McLaren Lodge, Golden Gate Park	OWN		N/A	14,900	11-Recreation
Registrar of Voters	City Hall	OWN	Room 158	118	15,700	4-General Govt. Admin.
Relocation Appeals Board	770 Golden Gate Avenue	LEASE	3rd Floor	2	300	17-Law - Civil
Rent Board	25 Van Ness Avenue	LEASE	Suite 320	20	6,500	17-Law - Civil
Retirement System	1155 Market Street	LEASE	2nd Floor	60	18,347	6-Personnel Services
Retirement System	1212 Market Street	LEASE		N/A	2,461	6-Personnel Services
SF Community College District Administration	33 Gough Street	OWN		150	34,435	12-Education

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
GOVERNMENT AGENCY SPACE UTILIZATION SUMMARY

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Agency	Address	Tenure	Ann. Rent \$	Employees	Total SqFt	Functional Cluster
DEPARTMENT:						
SF Council of American Legion (Veterans)	401 Van Ness Avenue Room 101	OWN		N/A	8,750	9-Social Services
San Francisco Art Commission	25 Van Ness Avenue Suite 240	LEASE	105,725	16	7,000	10-Cultural
San Francisco Fire Department	260 Golden Gate Avenue	OWN		78	18,460	19-Public Protection
San Francisco Redevelopment Agency	770 Golden Gate Avenue	LEASE	441,397	95	24,645	16-Capital Asset Management
San Francisco Redevelopment Agency	815 Eddy Street	LEASE	38,203	N/A	2,242	16-Capital Asset Management
San Francisco Unified School District	135 Van Ness Avenue	OWN		214	67,250	12-Education
Sheriff's Office	City Hall Room 333	OWN		80	6,000	18-Law - Civil Support
Superior Court	City Hall Room 313	OWN		270	40,674	17-Law - Civil
Tax Collector's Office	City Hall Room 107	OWN		147	7,700	3-General Govt. Admin. - Finance
Tax Collector's Office - Business Tax Division	25 Van Ness Avenue Room 210	LEASE	98,173	40	6,500	3-General Govt. Admin. - Finance
Treasurer's Office	City Hall Room 110	OWN		20	15,024	3-General Govt. Admin. - Finance
Vacant	1660 Mission Street	LEASE	1,335,730	N/A	65,000	-
Vacant	460 McAllister Street	OWN		N/A	6,000	-
War Memorial & Performing Arts Center	401 Van Ness Avenue Room 110	OWN		N/A	3,500	10-Cultural
Waterfront Transportation	City Hall Room 158A	OWN		5	750	7-Transportation Services
DEPARTMENT: Mayor's Office						
Employee Relations Div. - Mayor's Office	1390 Market Street Suite 230	LEASE	47,088	N/A	2,970	6-Personnel Services

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San Francisco Department of City Planning  
CIVIC CENTER STUDY  
GOVERNMENT AGENCY SPACE UTILIZATION SUMMARY

Agency	Address	Tenure	Ann. Rent \$	Employees	Total SqFt	Functional Cluster
DEPARTMENT: Mayor's Office						
Mayor's Citizen's Assistance Center	City Hall	OWN		4	1,300	1-Legislative Bodies
Mayor's Criminal Justice Council	City Hall	OWN		12	2,400	17-Law - Civil
Mayor's Off. Econ Plan. & Dev./Sm. Bus. Adv. Comm.	City Hall	OWN		15	3,000	14-Planning and Development
Mayor's Office	City Hall	OWN		31	6,500	1-Legislative Bodies
Mayor's Office of Children, Youth, and the Family	10 United Nations Plaza	LEASE	22,800	15	1,743	9-Social Services
Mayor's Office of Community Development	10 United Nations Plaza	LEASE	80,316	33	6,117	14-Planning and Development
Mayor's Office of Housing	10 United Nations Plaza	LEASE	43,344	16	3,300	14-Planning and Development
DEPARTMENT: Board of Supervisors - BOS Board of Supervisors						
	City Hall	OWN		53	13,279	1-Legislative Bodies
Delinquency Prevention Commission (BOS)	1095 Market Street	LEASE	9,924	3	827	18-Law - Civil Support
Transportation Authority	City Hall	OWN		7	1,100	7-Transportation Services
DEPARTMENT: Department of Public Health - DPH						
AB 75 - Department of Public Health	1540 Market Street	LEASE	17,122	4	1,296	8-Health Services
AIDS Office (DPH)	25 Van Ness Avenue	LEASE	260,848	120	18,163	8-Health Services
CMHS - Central City Seniors	1155 Market Street	LEASE	87,358	10	5,154	8-Health Services
City Clinic Annex (DPH)	1372 Mission Street	LEASE	26,785	9	2,040	8-Health Services



San Francisco Department of City Planning  
CIVIC CENTER STUDY  
GOVERNMENT AGENCY SPACE UTILIZATION SUMMARY

Agency	Address	Tenure	Ann. Rent \$	Employees	Total SqFt	Functional Cluster
DEPARTMENT: Department of Public Health						
Conservatorship Services (DPH)	OPH 1380 Howard Street	2nd Floor	LEASE	16	800	8-Health Services
Department of Public Health	101 Grove Street		OWN	267	83,026	8-Health Services
Department of Public Health - City Clinic Annex	1360 Mission Street	Suite 400	LEASE	21	2,306	8-Health Services
EMS Agency (DPH)	1540 Market Street	Suite 220	LEASE	12	2,527	8-Health Services
Employee Assistance Program (DPH)	1360 Mission Street	1st Floor	LEASE	8	2,911	6-Personnel Services
Lead Program (DPH)	1380 Howard Street		LEASE	7	634	8-Health Services
MIS - Computer Services (DPH)	1380 Howard Street	3rd Floor	LEASE	41	5,650	5-Information Services
Mental Health, Substance Abuse & Forensic (DPH)	1380 Howard Street		LEASE	236	52,309	8-Health Services
North of Market Seniors (CMHS)	333 Turk Street		OWN	42	10,000	8-Health Services
Office of Senior Health Services (DPH)	1155 Market Street	Suite 102	LEASE	19	2,528	8-Health Services
Tobacco Free Project (DPH)	1540 Market Street	Suite 250	LEASE	7	2,121	8-Health Services
Tom Waddell Clinic (DPH)	50 Ivy Street		OWN	57	9,964	8-Health Services
Wedge Program - Department of Public Health	1540 Market Street	Suite 435	LEASE	3	826	8-Health Services
DEPARTMENT: Public Utilities Commission - PUC						
Bureau of Energy Conservation (PUC)	110 McAllister Street	Room 402	LEASE	8	1,276	15-Utilities
Health and Safety (PUC)	110 McAllister Street	Room 405	LEASE	5	2,363	6-Personnel Services
Hetch Hetchy Water & Power	1155 Market Street	4th Floor	LEASE	28	5,254	15-Utilities

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
GOVERNMENT AGENCY SPACE UTILIZATION SUMMARY

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Agency	Address	Tenure	Ann. Rent \$	Employees	Total SqFt	Functional Cluster
DEPARTMENT: Public Utilities Commission - PUC						
Management Information Systems (PUC)	414 Mason Street	LEASE	123,924	N/A	6,522	5-Information Services
Municipal Railway (PUC)	949 Presidio Avenue	OWN		N/A	55,620	7-Transportation Services
Municipal Railway Engineering	1145 Market Street	LEASE	66,936	10	3,750	7-Transportation Services
Personnel & Training (PUC)	1155 Market Street	LEASE	187,458	38	11,066	6-Personnel Services
Protective Services (PUC)	1155 Market Street	LEASE	16,950	4	1,000	6-Personnel Services
Public Utilities Commission	City Hall	OWN		7	2,660	15-Utilities
Utilities Engineering Bureau (PUC)	1145 Market Street	LEASE	200,736	N/A	13,129	15-Utilities
Utilities Engineering Bureau (PUC)	1155 Market Street	LEASE	551,413	175	32,551	15-Utilities
Water Department (PUC)	425 Mason Street	OWN		142	29,125	15-Utilities
DEPARTMENT: Chief Administrative Officer - CAO						
Agriculture/Weights and Measures (CAO)	501 Army Street	LEASE	20,547	N/A	2,275	4-General Govt. Admin.
Chief Administrative Officer	City Hall	OWN		40	7,745	4-General Govt. Admin.
Electronic Info Processing (CAO)	City Hall	OWN		2	600	5-Information Services
Risk Management Program (CAO)	City Hall	OWN		2	1,500	3-General Govt. Admin. - Finance
Solid Waste Management (CAO)	1145 Market Street	LEASE	86,064	20	4,837	15-Utilities

DEPARTMENT: Controller

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
GOVERNMENT AGENCY SPACE UTILIZATION SUMMARY

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Agency	Address	Tenure	Ann. Rent \$	Employees	Total SqFt	Functional Cluster
DEPARTMENT: Controller						
Audits Division (Controller)	160 South Van Ness Avenue	2nd Floor	LEASE	23	3,000	3-General Govt. Admin. - Finance
Controller's Office	City Hall	109	OWN	116	19,164	3-General Govt. Admin. - Finance
ISO (Controller)	City Hall	Room 65	OWN	39	15,921	5-Information Services
ISO Systems & Programming (Controller)	240 Van Ness Avenue		OWN	62	15,000	5-Information Services
Information Services Division- Controller	1155 Market Street	9th Floor	LEASE	66	19,397	5-Information Services
Payroll/Personnel Services (Controller)	160 South Van Ness Avenue		LEASE	52	12,000	3-General Govt. Admin. - Finance
DEPARTMENT: Department of Public Works - DPW						
Bureau of Architecture (OPW)	30 Van Ness Avenue	Room 4100	LEASE	N/A	22,000	16-Capital Asset Management
Bureau of Construction Management (OPW)	1550 Evans Avenue		LEASE	90	29,518	16-Capital Asset Management
Bureau of Engineering (OPW)	1680 Mission Street	4th Floor	OWN	145	31,500	16-Capital Asset Management
Computer Services Division (DPW)	1170 Market Street	7th Floor	LEASE	N/A	4,966	5-Information Services
Department of Public Works - Financial Mgmt/Admin.	City Hall	Room 260	OWN	49	10,000	16-Capital Asset Management
Dept. of Electricity & Telecommunications (OPW)	City Hall	Room 67	OWN	10	3,055	5-Information Services
Environmental Regulation & Management (OPW)	3801 3rd Street	Suite 600	LEASE	N/A	10,740	13-Infrastructure
Office of Capital Resources Mgmt. (DPW)	30 Van Ness Avenue	Room 4200	LEASE	N/A	863	16-Capital Asset Management
Personnel Administration Division (DPW)	1170 Market Street	7th Floor	LEASE	17	3,500	6-Personnel Services
Subdivisions, Surveys & Mapping (OPW)	City Hall	Room 359	OWN	50	4,000	16-Capital Asset Management

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San Francisco Department of City Planning  
CIVIC CENTER STUDY  
GOVERNMENT AGENCY SPACE UTILIZATION SUMMARY

Agency	Address	Tenure	Ann. Rent \$	Employees	Total SqFt	Functional Cluster
DEPARTMENT: Department of Public Works - DPW						
DEPARTMENT: City Attorney						
City Attorney - Code Enforcement	1390 Market Street	2nd Floor	LEASE	38	11,363	17-Law - Civil
City Attorney - Land Use	1390 Market Street	6th Floor	LEASE	75	16,438	17-Law - Civil
City Attorney - Litigation	1390 Market Street	6th Floor	LEASE	12	1,960	17-Law - Civil
Office of the City Attorney	City Hall	Room 206	OWN	60	15,022	17-Law - Civil
DEPARTMENT: Department of Social Services - DSS						
Department of Social Services	1235 Mission Street		LEASE	330	99,400	9-Social Services
Department of Social Services	1440 Harrison Street		LEASE	243	52,200	9-Social Services
Department of Social Services	150 Otis Street		OWN	190	43,900	9-Social Services
Department of Social Services	170 Otis Street		OWN	590	294,385	9-Social Services
DEPARTMENT: Department of Parking and Traffic - DPT						
Dept. of Parking & Traffic - Administration	25 Van Ness Avenue	Suite 410	LEASE	23	4,550	7-Transportation Services
Police Department - City Tow	1475 Mission Street		LEASE	N/A	84,000	7-Transportation Services
Residential Parking Permits (DPT)	370 Grove Street		OWN	11	1,500	7-Transportation Services
Traffic Engineering (Parking & Traffic)	25 Van Ness Avenue	Suite 345	LEASE	45	7,500	7-Transportation Services



San Francisco Department of City Planning  
CIVIC CENTER STUDY  
GOVERNMENT AGENCY SPACE UTILIZATION SUMMARY

7/27/93

Agency	Address	Tenure	Ann. Rent \$	Employees	Total SqFt	Functional Cluster
DEPARTMENT: Bureau of Building Inspection - BBI Administration (BBI)	524 Golden Gate Avenue	LEASE	37,625	10	2,500	14-Planning and Development
Building Inspection Division (BBI)	450 McAllister Street	OWN		22	7,000	14-Planning and Development
Mechanical Systems Program (BBI)	524 Golden Gate Avenue	LEASE	45,175	33	3,000	14-Planning and Development
Permit Processing & Issuance (BBI)	450 McAllister Street	OWN		60	7,000	14-Planning and Development
Property Conservation (BBI)	450 McAllister Street	OWN		35	7,000	14-Planning and Development
DEPARTMENT: Hall of Justice Annex District Attorney	291 10th Street	LEASE	591,048	N/A	21,849	17-Law - Civil
District Attorney	732 Brannan Street	LEASE	120,996	N/A	8,000	18-Law - Civil Support
Police Department	555 7th Street	LEASE	64,092	N/A	2,890	19-Public Protection
Public Defender	555 7th Street	LEASE	539,784	N/A	24,332	18-Law - Civil Support
SFPD, Sheriff, Adult Probation, D.A., O.R., MCSL	850 Bryant Street	OWN		N/A	153,115	18-Law - Civil Support
Sheriff's Department	505 7th Street	LEASE	6,120	N/A	790	18-Law - Civil Support
Sheriff's Department	555 7th Street	LEASE	105,984	N/A	4,778	18-Law - Civil Support



## San Francisco Department of City Planning

## CIVIC CENTER STUDY

## FUNCTIONAL CLUSTER SPACE NEEDS SUMMARY

Page 1

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Agency	Employees	Space Need @ 1:200 SqFt
FUNCTION CODE: 1 - Legislative Bodies		
70 - Board of Supervisors	53	10,600
111 - Mayor's Citizen's Assistance Center	4	800
83 - Mayor's Office	31	6,200
TOTALS FOR FUNCTIONAL GROUP 1:	88	17,600
FUNCTION CODE: 3 - General Govt. Admin. - Finance		
32 - Audits Division (Controller)	23	4,600
33 - Payroll/Personnel Services (Controller)	52	10,400
114 - Tax Collector's Office - Business Tax Division	40	8,000
68 - Assessor's Office	114	22,800
73 - Controller's Office	111	22,200
91 - Risk Management Program (CAO)	2	400
96 - Tax Collector's Office	147	29,400
98 - Treasurer's Office	20	4,000
TOTALS FOR FUNCTIONAL GROUP 3:	509	101,800
FUNCTION CODE: 4 - General Govt. Admin.		
109 - Purchaser	45	9,000
88 - Purchaser (Mailroom & Reproduction)	16	3,200
89 - Recorder's Office	35	7,000
90 - Registrar of Voters	118	23,600
TOTALS FOR FUNCTIONAL GROUP 4:	214	42,800
FUNCTION CODE: 5 - Information Services		
15 - Information Services Division-Controller	66	13,200
19 - Computer Services Division (DPW)	25	5,000
211 - MIS - Computer Services (OPH)	28	5,600
36 - ISO Systems & Programming (Controller)	62	12,400
213 - Management Information Systems (PUC)	32	6,400
77 - Dept. of Electricity & Telecommunications (OPW)	10	2,000
78 - Electronic Info Processing (CAO)	2	400
107 - ISO (Controller)	22	4,400
TOTALS FOR FUNCTIONAL GROUP 5:	247	49,400
FUNCTION CODE: 6 - Personnel Services		
7 - Health and Safety (PUC)	5	1,000
13 - Health Service System	44	8,800
16 - Personnel & Training (PUC)	38	7,600
17 - Protective Services (PUC)	4	800
18 - Retirement System	60	12,000

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
FUNCTIONAL CLUSTER SPACE NEEDS SUMMARY

7/27/93

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Agency	Employees	Space Need @ 1:200 SqFt
-----		
FUNCTION CODE: 6 - Personnel Services		
20 - Personnel Administration Division (DPW)	17	3,400
116 - Employee Assistance Program (DPH)	8	1,600
28 - Employee Relations Div. - Mayor's Office	25	5,000
55 - Civil Service Commission	76	15,200
72 - Civil Service Commission	55	11,000
TOTALS FOR FUNCTIONAL GROUP 6:	332	66,400
FUNCTION CODE: 7 - Transportation Services		
8 - Municipal Railway Engineering	10	2,000
40 - Dept. of Parking & Traffic - Administration	23	4,600
47 - Traffic Engineering (Parking & Traffic)	45	9,000
53 - Residential Parking Permits (DPT)	11	2,200
205 - Municipal Railway (PUC)	278	55,600
97 - Transportation Authority	7	1,400
99 - Waterfront Transportation	5	1,000
TOTALS FOR FUNCTIONAL GROUP 7:	379	75,800
FUNCTION CODE: 8 - Health Services		
2 - Department of Public Health	267	53,400
115 - Office of Senior Health Services (DPH)	19	3,800
22 - Department of Public Health - City Clinic Annex	21	4,200
106 - City Clinic Annex (DPH)	9	1,800
209 - Conservatorship Services (DPH)	16	3,200
212 - Lead Program (DPH)	7	1,400
201 - Mental Health, Substance Abuse & Forensic (DPH)	236	47,200
29 - AB 75 - Department of Public Health	4	800
104 - EMS Agency (DPH)	12	2,400
30 - Tobacco Free Project (DPH)	7	1,400
31 - Wedge Program - Department of Public Health	3	600
37 - AIDS Office (DPH)	120	24,000
TOTALS FOR FUNCTIONAL GROUP 8:	721	144,200
FUNCTION CODE: 9 - Social Services		
112 - Mayor's Office of Children, Youth, and the Family	15	3,000
103 - Department of Social Services	320	64,000
102 - Department of Social Services	240	48,000
101 - Department of Social Services	190	38,000
35 - Department of Social Services	590	118,000
38 - Commission on the Aging	4	800
42 - Public Administrator/Public Guardian	40	8,000
108 - SF Council of American Legion (Veterans)	44	8,800

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
FUNCTIONAL CLUSTER SPACE NEEDS SUMMARY

7/27/93

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Agency	Employees	Space Need @ 1:200 SqFt
-----	-----	-----
FUNCTION CODE: 9 - Social Services		
TOTALS FOR FUNCTIONAL GROUP 9:	1,443	288,600
FUNCTION CODE: 10 - Cultural		
45 - San Francisco Art Commission	16	3,200
54 - War Memorial & Performing Arts Center	17	3,400
79 - Film and Video Arts Commission	2	400
80 - Grants for the Arts	3	600
TOTALS FOR FUNCTIONAL GROUP 10:	38	7,600
FUNCTION CODE: 11 - Recreation		
206 - Recreation and Park Department	75	15,000
TOTALS FOR FUNCTIONAL GROUP 11:	75	15,000
FUNCTION CODE: 12 - Education		
21 - San Francisco Unified School District	264	52,800
51 - SF Community College District Administration	150	30,000
118 - Library		0
TOTALS FOR FUNCTIONAL GROUP 12:	414	82,800
FUNCTION CODE: 13 - Infrastructure		
202 - Environmental Regulation & Management (DPW)	54	10,800
TOTALS FOR FUNCTIONAL GROUP 13:	54	10,800
FUNCTION CODE: 14 - Planning and Development		
1 - Mayor's Office of Community Development	33	6,600
113 - Mayor's Office of Housing	16	3,200
24 - BBI - Code Enforcement Division	11	2,200
59 - Building Inspection Division (BBI)	22	4,400
60 - Department of City Planning	91	18,200
61 - Permit Processing & Issuance (BBI)	60	12,000
62 - Property Conservation (BBI)	35	7,000
64 - Administration (BBI)	10	2,000
65 - Mechanical Systems Program (BBI)	33	6,600
93 - Mayor's Off. Econ Plan. & Dev./Sm. Bus. Adv. Comm.	15	3,000
TOTALS FOR FUNCTIONAL GROUP 14:	326	65,200



San Francisco Department of City Planning  
CIVIC CENTER STUDY  
FUNCTIONAL CLUSTER SPACE NEEDS SUMMARY

7/27/93

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Agency	Employees	Space Need @ 1:200 SqFt
-----		
FUNCTION CODE: 15 - Utilities		
6 - Bureau of Energy Conservation (PUC)	8	1,600
9 - Solid Waste Management (CAO)	20	4,000
123 - Utilities Engineering Bureau (PUC)	65	13,000
14 - Hetch Hetchy Water & Power	28	5,600
12 - Utilities Engineering Bureau (PUC)	175	35,000
203 - Water Department (PUC)	142	28,400
87 - Public Utilities Commission	7	1,400
TOTALS FOR FUNCTIONAL GROUP 15:	445	89,000
FUNCTION CODE: 16 - Capital Asset Management		
207 - Bureau of Construction Management (DPW)	90	18,000
34 - Bureau of Engineering (DPW)	145	29,000
117 - Housing Authority	12	2,400
43 - Real Estate Department	17	3,400
49 - Bureau of Architecture (DPW)	96	19,200
50 - Office of Capital Resources Mgmt. (DPW)	3	600
58 - Housing Authority	200	40,000
67 - San Francisco Redevelopment Agency	95	19,000
222 - San Francisco Redevelopment Agency	11	2,200
71 - Chief Administrative Officer	40	8,000
74 - Convention Facilities Department	2	400
76 - Department of Public Works - Financial Mgmt/Admin.	49	9,800
84 - Moscone Convention Center Expansion	3	600
94 - Subdivisions, Surveys & Mapping (DPW)	50	10,000
TOTALS FOR FUNCTIONAL GROUP 16:	813	162,600
FUNCTION CODE: 17 - Law - Civil		
25 - City Attorney - Code Enforcement	38	7,600
26 - City Attorney - Land Use	75	15,000
27 - City Attorney - Litigation	12	2,400
39 - Commission on the Status of Women	4	800
41 - Human Rights Commission	39	7,800
44 - Rent Board	20	4,000
66 - Relocation Appeals Board	2	400
100 - Assessment Appeals Board	2	400
69 - Board of Permit Appeals	4	800
110 - Mayor's Criminal Justice Council	12	2,400
86 - Office of the City Attorney	60	12,000
TOTALS FOR FUNCTIONAL GROUP 17:	268	53,600
FUNCTION CODE: 18 - Law - Civil Support		
5 - Delinquency Prevention Commission (BOS)	3	600

## San Francisco Department of City Planning

## CIVIC CENTER STUDY

7/27/93

## FUNCTIONAL CLUSTER SPACE NEEDS SUMMARY

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Agency	Employees	Space Need @ 1:200 SqFt
-----		
FUNCTION CODE: 18 - Law - Civil Support		
92 - Sheriff's Office	80	16,000
TOTALS FOR FUNCTIONAL GROUP 18:	83	16,600
FUNCTION CODE: 19 - Public Protection		
48 - San Francisco Fire Department	78	15,600
TOTALS FOR FUNCTIONAL GROUP 19:	78	15,600
FUNCTION CODE: 20 - Criminal Justice		
221 - District Attorney	109	21,800
223 - Sheriff's Department	4	800
216 - Police Department	14	2,800
217 - Public Defender	122	24,400
215 - Sheriff's Department	24	4,800
220 - District Attorney	40	8,000
226 - Adult Probation (Hall of Justice)	105	21,000
230 - Coroner's Office (Hall of Justice)	20	4,000
225 - District Attorney's Office (Hall of Justice)	159	31,800
227 - NCSL (Hall of Justice)	3	600
229 - O.R. Project (Hall of Justice)	1	200
224 - Police Department Office (Hall of Justice)	433	86,600
228 - Sheriff's Office (Hall of Justice)	29	5,800
TOTALS FOR FUNCTIONAL GROUP 20:	1,063	212,600
FUNCTION CODE: 21 - Agriculture/Weights & Measures (CAO)		
204 - Agriculture/Weights and Measures (CAO)	11	2,200
TOTALS FOR FUNCTIONAL GROUP 21:	11	2,200

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Address: 45 Hyde Street      Blk/Lot: 0353 /001      Year Built: 1944  
Lot Area:      Gr Bldg Area: 45,990      Net Off. Space: 39,099      Pct Net<>Gross Sqft: 85.0%  
Seismic Y/N:      Seismic Status:  
ADA Y/N:      ADA Status:  
Asbestos Y/N:      Asbestos Status:  
Tenants: Library  
Comments: A portion of Main Library rated DCP - 5

---

Landmark/significant Y/N: Y  
No. City Empl.: 8

Address: 260 Golden Gate Avenue      Blk/Lot: 0345 /007      Year Built: 1966  
Lot Area: 15,136      Gr Bldg Area: 26,071      Net Off. Space: 18,460      Pct Net<>Gross Sqft: 8  
Seismic Y/N:      Seismic Status: 3  
ADA Y/N:      ADA Status:  
Asbestos Y/N:      Asbestos Status:  
Tenants: SFFD  
Comments:

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Landmark/significant Y/N: N  
No. City Empl.: 78

Address: 33 Gough Street      Blk/Lot: 3504 /029      Year Built: 1949  
Lot Area: 45,600      Gr Bldg Area: 45,600      Net Off. Space: 34,435      Pct Net<>Gross Sqft: 8  
Seismic Y/N:      Seismic Status:  
ADA Y/N:      ADA Status:  
Asbestos Y/N:      Asbestos Status:  
Tenants: S.F. Community College  
Comments:

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Landmark/significant Y/N: N  
No. City Empl.: 150

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
CITY OWNED FACILITIES

8/19/93

Page 2

Address: 101 Grove Street      Blk/Lot: 0811 /001      Year Built: 1932  
Lot Area: 24,816      Gr Bldg Area: 108,000      Net Off. Space: 83,026      Pct Net<>Gross Sqft: 90.0%  
Seismic Y/N:      Seismic Status:  
ADA Y/N:      ADA Status:  
Asbestos Y/N:      Asbestos Status:  
Tenants: Public Health  
Comments: DCP - 5; CCHD - Contributory  
  
Landmark/significant Y/N: Y  
No. City Empl.: 267

---

Address: 450 McAllister Street      Blk/Lot: 0766 /003      Year Built: 1931  
Lot Area: 8,250      Gr Bldg Area: 50,633      Net Off. Space: 39,264      Pct Net<>Gross Sqft: 8  
Seismic Y/N:      Seismic Status: 3  
ADA Y/N:      ADA Status:  
Asbestos Y/N:      Asbestos Status:  
Tenants: BBI, DCP, SFFD  
Comments: CCHD  
  
Landmark/significant Y/N: Y  
No. City Empl.: 208

---

Address: 460 McAllister Street      Blk/Lot: 0766 /005      Year Built: 1900  
Lot Area: 4,125      Gr Bldg Area: 6,600      Net Off. Space: 6,000      Pct Net<>Gross Sqft: 90.0%  
Seismic Y/N:      Seismic Status:  
ADA Y/N:      ADA Status:  
Asbestos Y/N:      Asbestos Status:  
Tenants: Vacant  
Comments: CCHD  
  
Landmark/significant Y/N: Y  
No. City Empl.:

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San Francisco Department of City Planning

CIVIC CENTER STUDY

CITY OWNED FACILITIES

8/19/93

Page 3

Address: 1680 Mission Street  
 Lot Area: 11,800 Gr Bldg Area: 38,000 Net Off. Space: 31,500 Pct Net<>Gross Sqft: %  
 Seismic Y/N: Seismic Status:  
 ADA Y/N: ADA Status:  
 Asbestos Y/N: Asbestos Status:  
 Tenants: DPW:  
 Comments:  
 Landmark/Significant Y/N: N  
 No. City Empl.: 145

Address: 150 Otis Street  
 Lot Area: 18,250 Gr Bldg Area: 43,900 Net Off. Space: 43,900 Pct Net<>Gross Sqft: 93.0%  
 Seismic Y/N: Seismic Status: 3  
 ADA Y/N: ADA Status:  
 Asbestos Y/N: Asbestos Status:  
 Tenants: DSS  
 Comments: DCP - 5; Louis Christian Mulgardt bungalow - style high rise  
 Landmark/Significant Y/N: Y  
 No. City Empl.: 190

Address: 170 Otis Street  
 Lot Area: 28,620 Gr Bldg Area:  
 Seismic Y/N: Seismic Status:  
 ADA Y/N: ADA Status:  
 Asbestos Y/N: Asbestos Status:  
 Tenants: DSS  
 Comments: Garo Dorian Arch.  
 Blk/Lot: 3513 /8+ Year Built: 1978  
 Net Off. Space: 294,385 Pct Net<>Gross Sqft: 77.0%  
 Landmark/significant Y/N: N  
 No. City Empl.: 590

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
CITY OWNED FACILITIES

8/19/93

Page 4

Address: 440 Turk Street  
Lot Area: 18,906 Gr Bldg Area:  
Seismic Y/N: N Seismic Status:  
ADA Y/N: N ADA Status:  
Asbestos Y/N: N Asbestos Status:  
Tenants: Housing Authority  
Comments:  
Blk/Lot: 0336 /005 Year Built: 1987  
Net Off. Space: 40,000 Pct Net<>Gross SqFt: 8  
Landmark/significant Y/N: N  
No. City Empl.: 200

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Address: 135 Van Ness Avenue  
Lot Area: 105,806 Gr Bldg Area: 105,600  
Seismic Y/N: Y Seismic Status:  
ADA Y/N: ADA Status:  
Asbestos Y/N: Asbestos Status:  
Tenants: S.F. Unified School District  
Comments: City Landmark No. 140  
Blk/Lot: 0815 /001 Year Built: 1926  
Net Off. Space: 67,250 Pct Net<>Gross SqFt: 8  
Landmark/significant Y/N: Y  
No. City Empl.: 264

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Address: 240 Van Ness Avenue  
Lot Area: 5,450 Gr Bldg Area: 15,950  
Seismic Y/N: Seismic Status: 4  
ADA Y/N: ADA Status:  
Asbestos Y/N: Asbestos Status:  
Tenants: Controller  
Comments:  
Blk/Lot: 0811 /019 Year Built: 1907  
Net Off. Space: 15,000 Pct Net<>Gross SqFt: 8  
Landmark/significant Y/N: N  
No. City Empl.: 62

---

Address: 400 Van Ness Avenue Blk/Lot: 0787 /001 Year Built: 1915  
 Lot Area: 237,600 Gr Bldg Area: 502,241 Net Off. Space: 209,202 Pct Net<>Gross Sqft: 8  
 Seismic Y/N: Y Seismic Status: 3  
 ADA Y/N: ADA Status:  
 Asbestos Y/N: Asbestos Status: Landmark/significant Y/N: Y  
 Tenants: Mayor, Bd.of Sups., Courts, CAO, PUC, Assessors, Controllers, No. City Empl.:  
 misc  
 Comments: City Hall - City Landmark No. 21; DCP - 5; CCHD - Contributory.

Address: 360-370 Grove Street Blk/Lot: 0792 /029 Year Built: 1984  
 Lot Area: 43,950 Gr Bldg Area: 1,500 Net Off. Space: 1,500 Pct Net<>Gross Sqft: 100.0%  
 Seismic Y/N: N Seismic Status:  
 ADA Y/N: N ADA Status:  
 Asbestos Y/N: N Asbestos Status: Landmark/significant Y/N: N  
 Tenants: Dept. Parking and Transp.: Res. Parking Permits No. City Empl.:  
 Comments:

Address: 401 Van Ness Avenue Blk/Lot: 786A /001 Year Built: 1932  
 Lot Area: 238,682 Gr Bldg Area: Net Off. Space: 12,250 Pct Net<>Gross Sqft: 8  
 Seismic Y/N: Seismic Status: 3  
 ADA Y/N: ADA Status:  
 Asbestos Y/N: Asbestos Status: Landmark/significant Y/N: Y  
 Tenants: American Legion, Performing Arts Admin No. City Empl.: 61  
 Comments: City Landmark No. 84; DCP - 5; CCHD - Contributory

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
CITY OWNED FACILITIES

8/19/93

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Address: 850 Bryant Street  
Lot Area: Gr Bldg Area: 609,777 Net Off. Space: 153,115 Pct Net<>Gross SqFt: 8  
Seismic Y/N: Seismic Status: 3  
ADA Y/N: ADA Status:  
Asbestos Y/N: Asbestos Status:  
Tenants: Courts, Jail, SFPD, misc.  
Comments:  
Landmark/significant Y/N: N  
No. City Empl.: 750

Address: 425 Mason Street  
Lot Area: Gr Bldg Area: 34,871 Net Off. Space: 29,125 Pct Net<>Gross SqFt: 83.08  
Seismic Y/N: Seismic Status:  
ADA Y/N: ADA Status:  
Asbestos Y/N: Asbestos Status:  
Tenants: Water Dept., Bur.MIS  
Comments:  
Landmark/significant Y/N:  
No. City Empl.: 142

Address: McLaren Lodge & Annex, Golden Gate Park (1971)  
Lot Area: \*\*\*\*\* Gr Bldg Area: 15,913 Net Off. Space: 14,900 Pct Net<>Gross SqFt: 8  
Seismic Y/N: Seismic Status:  
ADA Y/N: ADA Status:  
Asbestos Y/N: Asbestos Status:  
Tenants: Rec.Park  
Comments:  
Landmark/significant Y/N: Y  
No. City Empl.: 75

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
CITY OWNED FACILITIES

8/19/93

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Address: 949 Presidio Avenue  
Lot Area: Gr Bldg Area: 160,272 Net Off. Space: 55,620 Pct Net<>Gross SqFt: %  
Seismic Y/N: Seismic Status: 2  
ADA Y/N: ADA Status:  
Asbestos Y/N: Asbestos Status:  
Tenants: Municipal Railway  
Comments: Landmark/Significant Y/N: N  
No. City Empl.: 278

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Address: Ferry Building  
Lot Area: Gr Bldg Area:  
Seismic Y/N: Seismic Status:  
ADA Y/N: ADA Status:  
Asbestos Y/N: Asbestos Status:  
Tenants: Port  
Comments: Landmark/Significant Y/N: Y  
No. City Empl.:

---

Address: Agricultural Building  
Lot Area: Gr Bldg Area:  
Seismic Y/N: Seismic Status:  
ADA Y/N: ADA Status:  
Asbestos Y/N: Asbestos Status:  
Tenants: Port  
Comments: Landmark/Significant Y/N: Y  
No. City Empl.:

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C



San Francisco Department of City Planning  
CIVIC CENTER STUDY  
CITY OWNED FACILITIES

8/19/93

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Address: Airport Building  
Lot Area: Gr Bldg Area: Blk/Lot: / Year Built: 1954  
Seismic Y/N: Seismic Status: Net Off. Space: 23,000 Pct Net<>Gross SqFt: 8  
ADA Y/N: ADA Status:  
Asbestos Y/N: Asbestos Status: Landmark/significant Y/N: N  
Tenants: Airport Authority/Commission No. City Empl.:  
Comments:

=====  
TOTALS:  
Lot Area: 5,002,967 Gr Bldg Area: 1,810,918 Net Off Space: 1,546,031 & Net<>Gross SqFt: 85.4%  
=====

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Agency	Address	Suite/Floor	Square Footage	Annual Rent
OWN				
Department: -				
100 - Assessment Appeals Board	City Hall	Room 2C	600	\$
68 - Assessor's Office	City Hall	Room 101	20,000	\$
69 - Board of Permit Appeals	City Hall	Room 154A	1,200	\$
72 - Civil Service Commission	City Hall	Room 151	11,122	\$
74 - Convention Facilities Department	City Hall	Room 271	450	\$
60 - Department of City Planning	450 McAllister Street	6th Floor	18,264	\$
79 - Film and Video Arts Commission	City Hall	Room 205	250	\$
80 - Grants for the Arts	City Hall	Room 289	800	\$
58 - Housing Authority	440 Turk Street		40,000	\$
118 - Library	45 Hyde Street		39,099	\$
84 - Moscone Convention Center Expansion	City Hall	Room 271	250	\$
109 - Purchaser	City Hall	Room 270	6,144	\$
88 - Purchaser (Mailroom & Reproduction)	City Hall	Room 50	9,460	\$
89 - Recorder's Office	City Hall	Room 167	6,506	\$
90 - Registrar of Voters	City Hall	Room 158	15,700	\$
51 - SF Community College District Administration	33 Gough Street		34,435	\$
108 - SF Council of American Legion (Veterans)	401 Van Ness Avenue	Room 101	8,750	\$
48 - San Francisco Fire Department	260 Golden Gate Avenue		18,460	\$
21 - San Francisco Unified School District	135 Van Ness Avenue		67,250	\$
92 - Sheriff's Office	City Hall	Room 333	6,000	\$
96 - Tax Collector's Office	City Hall	Room 107	7,700	\$
98 - Treasurer's Office	City Hall	Room 110	15,024	\$
54 - War Memorial & Performing Arts Center	401 Van Ness Avenue	Room 110	3,500	\$
99 - Waterfront Transportation	City Hall	Room 158A	750	\$
			TOTAL RENT PAID:	\$ 0
Department: A -				
111 - Mayor's Citizen's Assistance Center	City Hall	Room 160	1,300	\$
110 - Mayor's Criminal Justice Council	City Hall	Room 2A	2,400	\$
93 - Mayor's Off. Econ Plan. & Dev./Sm. Bus. Adv. Comm.	City Hall	Room 156	3,000	\$
83 - Mayor's Office	City Hall	Room 200	6,500	\$

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
AGENCIES by TENURE

Agency	Address	Suite/Floor	Square Footage	Annual Rent
Inside of Civic Center				
OWN				
Department: A -				
			TOTAL RENT PAID: \$	0
Department: B -				
70 - Board of Supervisors	City Hall	Room 235	13,279	\$
97 - Transportation Authority	City Hall	Room 255	1,100	\$
			TOTAL RENT PAID: \$	0
Department: C -				
2 - Department of Public Health	101 Grove Street		83,026	\$
			TOTAL RENT PAID: \$	0
Department: D -				
87 - Public Utilities Commission	City Hall	Room 287	2,660	\$
			TOTAL RENT PAID: \$	0
Department: E -				
71 - Chief Administrative Officer	City Hall	Room 289	7,745	\$
78 - Electronic Info Processing (CAO)	City Hall	Room 276	600	\$
91 - Risk Management Program (CAO)	City Hall	Room 271	1,500	\$
			TOTAL RENT PAID: \$	0
Department: F -				
73 - Controller's Office	City Hall	109	19,164	\$
107 - ISD (Controller)	City Hall	Room 65	15,921	\$
36 - ISD Systems & Programming (Controller)	240 Van Ness Avenue		15,000	\$

San Francisco Department of City Planning

CIVIC CENTER STUDY

AGENCIES by TENURE

Agency	Address	Suite/Floor	Square Footage	Annual Rent
-----				
Inside of Civic Center				
-----				
OWN				
Department: F -				
TOTAL RENT PAID: \$				0
-----				
Department: G -				
34 - Bureau of Engineering (DPW)	1680 Mission Street	4th Floor	31,500	\$
76 - Department of Public Works - Financial Mgmt/Admin.	City Hall	Room 260	10,000	\$
77 - Dept. of Electricity & Telecommunications (DPW)	City Hall	Room 67	3,055	\$
94 - Subdivisions, Surveys & Mapping (DPW)	City Hall	Room 359	4,000	\$
TOTAL RENT PAID: \$				0
-----				
Department: H -				
86 - Office of the City Attorney	City Hall	Room 206	15,022	\$
TOTAL RENT PAID: \$				0
-----				
Department: I -				
101 - Department of Social Services	150 Otis Street		43,900	\$
35 - Department of Social Services	170 Otis Street		294,385	\$
TOTAL RENT PAID: \$				0
-----				
Department: J -				
53 - Residential Parking Permits (DPT)	370 Grove Street		1,500	\$
TOTAL RENT PAID: \$				0
-----				
Department: K -				
59 - Building Inspection Division (BBI)	450 McAllister Street	Room 201	7,000	\$
61 - Permit Processing & Issuance (BBI)	450 McAllister Street	1st Floor	7,000	\$
62 - Property Conservation (BBI)	450 McAllister Street	Room 302	7,000	\$

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
AGENCIES by TENURE

Agency	Address	Suite/Floor	Square Footage	Annual Rent
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Inside of Civic Center

OWN

Department: K -

TOTAL RENT PAID: \$ 0

TOTAL AGENCIES IN OWN SPACE = 49

TOTAL RENT PAID: \$ 0

TOTAL FOR Inside CIVIC CENTER \$ 7,490,730

Outside of Civic Center



San Francisco Department of City Planning

CIVIC CENTER STUDY

AGENCIES by TENURE

Agency	Address	Suite/Floor	Square Footage	Annual Rent
OWN				
Department: -				
206 - Recreation and Park Department	McLaren Lodge, Golden Gate Park		14,900	\$
TOTAL RENT PAID: \$				0
Department: D -				
205 - Municipal Railway (PUC)	949 Presidio Avenue	219	55,620	\$
203 - Water Department (PUC)	425 Mason Street	4th Floor	29,125	\$
TOTAL RENT PAID: \$				0
Department: L -				
226 - Adult Probation (Hall of Justice)	850 Bryant Street		21,052	\$
230 - Coroner's Office (Hall of Justice)	850 Bryant Street			\$
225 - District Attorney's Office (Hall of Justice)	850 Bryant Street		31,771	\$
227 - NCSL (Hall of Justice)	850 Bryant Street		621	\$
229 - O.R. Project (Hall of Justice)	850 Bryant Street			\$
224 - Police Department Office (Hall of Justice)	850 Bryant Street		92,840	\$
228 - Sheriff's Office (Hall of Justice)	850 Bryant Street		5,834	\$
TOTAL RENT PAID: \$				0
TOTAL AGENCIES IN OWN SPACE = 10				
TOTAL RENT PAID: \$				0
TOTAL FOR Outside CIVIC CENTER				475,050
				\$ 3,855,220

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
AGENCIES by TENURE

Agency	Address	Suite/Floor	Square Footage	Annual Rent
Inside of Civic Center				

## Inside Civic Center

Address: 10 United Nations Plaza Blk/Lot: 0351/050  
Owner: Home Savings  
Gross Bldg Area: Net Office Space Leased: 11,160 Pct Leased: %  
Annual Rent Paid: \$146,460  
Tenants: MOH, MOCOD, MOCYF  
Comments: No. City Employees: 64

---

Address: 100-110 McAllister St Blk/Lot: 3481/6  
Owner: Hastings College of Law  
Gross Bldg Area: Net Office Space Leased: 3,639 Pct Leased: %  
Annual Rent Paid: \$56,136  
Tenants: PUC  
Comments: Category I building (significant) DCP - 1; Empire Hotel  
No. City Employees: 13

---

Address: 1095 Market Street Blk/Lot: 3703/059  
Owner: Berkowitz, Berman  
Gross Bldg Area: 59,794 Net Office Space Leased: 827 Pct Leased: %  
Annual Rent Paid: \$9,924  
Tenants: Del. Prevention  
Comments: No. City Employees: 3

---

Address: 1145 Market Street Blk/Lot: 3702/044  
Owner: Sangiacomo  
Gross Bldg Area: 161,810 Net Office Space Leased: 21,716 Pct Leased: 13.0%  
Annual Rent Paid: \$353,736  
Tenants: CAO, PUC  
Comments: No. City Employees: 95

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San Francisco Department of City Planning

CIVIC CENTER STUDY  
LEASED FACILITIES

8/19/93

Page 2

Inside Civic Center

Address: 1155 Market Street Blk/Lot: 3702/054  
 Owner: 1155 Market Partners  
 Gross Bldg Area: 158,998 Net Office Space Leased: 96,694 Pct Leased: 59.0%  
 Annual Rent Paid: \$1,638,896  
 Tenants: Retirement, Health Services, Controller, PUC No. City Employees: 444  
 Comments:

Address: 1170 Market Street Blk/Lot: 0351/051  
 Owner: PG&E  
 Gross Bldg Area: 41,100 Net Office Space Leased: 8,466 Pct Leased: 12.0%  
 Annual Rent Paid: \$118,229  
 Tenants: DPW - Computer Services, DPW Personnel Services No. City Employees: 42  
 Comments:

Address: 1212 Market Street Blk/Lot: 0355/003  
 Owner: Bank of California  
 Gross Bldg Area: 17,808 Net Office Space Leased: 2,882 Pct Leased: 16.0%  
 Annual Rent Paid: \$20,748  
 Tenants: Health Services, Retirement No. City Employees:  
 Comments:

Address: 1235 Mission Street Blk/Lot: 3728/089  
 Owner: C.O.P./CCSF,SFUSD  
 Gross Bldg Area: 118,400 Net Office Space Leased: 99,400 Pct Leased: 84.0%  
 Annual Rent Paid: \$1,987,224  
 Tenants: DSS No. City Employees: 320  
 Comments: Category II building (significant)

## Inside Civic Center

Address: 1360 Mission Street Blk/Lot: /  
Owner: Vilo Properties  
Gross Bldg Area: Net Office Space Leased: 5,217 Pct Leased: %  
Annual Rent Paid: \$68,498  
Tenants: DPH Empl. Asst., City Clinic Annex  
Comments:

No. City Employees: 29

Address: 1372 Mission Street Blk/Lot: /  
Owner: Vilo Properties  
Gross Bldg Area: Net Office Space Leased: 2,040 Pct Leased: %  
Annual Rent Paid: \$26,785  
Tenants: DPH City Clinic Annex  
Comments:

No. City Employees: 9

Address: 1390 Market Street Blk/Lot: 0813/006  
Owner: Calfox  
Gross Bldg Area: Net Office Space Leased: 32,731 Pct Leased: %  
Annual Rent Paid: \$569,640  
Tenants: City Attorney, Mayor's Employee Relations  
Comments:

No. City Employees: 161

Address: 1475 Mission Street Blk/Lot: /  
Owner: 1475 Mission Partners  
Gross Bldg Area: Net Office Space Leased: 84,000 Pct Leased: %  
Annual Rent Paid: \$411,618  
Tenants: Police Department - City Tow  
Comments:

No. City Employees:



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Inside Civic Center

Address: 1540 Market Street      Blk/Lot: /  
Owner:  
Gross Bldg Area:      Net Office Space Leased: 6,770      Pct Leased: %  
Annual Rent Paid: \$89,442  
Tenants: EMS (DPH), Wedge Program (DPH), AB75 Program (DPH),      No. City Employees: 26  
Tobacco Program (DPH)  
Comments:

---

Address: 160 South Van Ness Avenue      Blk/Lot: /  
Owner: Harlee Investments  
Gross Bldg Area: 15,000      Net Office Space Leased: 15,000      Pct Leased: 100.0%  
Annual Rent Paid: \$131,616  
Tenants: Controllers: Payroll and Audits      No. City Employees: 75  
Comments:

---

Address: 1660 Mission Street      Blk/Lot: 3512/006  
Owner: C.O.P./CCSF  
Gross Bldg Area: 71,000      Net Office Space Leased: 65,000      Pct Leased: %  
Annual Rent Paid: \$1,335,730  
Tenants: vacant--to be DCP, BBI      No. City Employees:  
Comments:

---

Address: 241-243 Golden Gate Avenue      Blk/Lot: 0348/024  
Owner: Serv.Employ.Union #14  
Gross Bldg Area: 6,180      Net Office Space Leased: 6,180      Pct Leased: 100.0%  
Annual Rent Paid: \$39,134  
Tenants: Housing Authority:Applications      No. City Employees: 12  
Comments:

---

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LEASED FACILITIES

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Inside Civic Center

Address: 25 Van Ness Avenue Blk/Lot: 0834/004  
Owner: C.O.P./CCSF  
Gross Bldg Area: 129,606 Net Office Space Leased: 69,398 Pct Leased: %  
Annual Rent Paid: \$1,034,678  
Tenants: DRE, Art Comm., Rent Board, /DPH, DPT  
Comments: Category I building No. City Employees: 368

---

Address: 30 Van Ness Avenue Blk/Lot: 0835/004  
Owner: Herbat Foundation  
Gross Bldg Area: Net Office Space Leased: 22,863 Pct Leased: %  
Annual Rent Paid: \$341,400  
Tenants: DPW: Bur. of Architecture, Capital Resources  
Management No. City Employees: 99  
Comments:

---

Address: 44 Gough Street Blk/Lot: 3504/047  
Owner: Talden Investments  
Gross Bldg Area: 34,779 Net Office Space Leased: 27,000 Pct Leased: 77.0%  
Annual Rent Paid: \$353,256  
Tenants: Civil Service  
Comments: No. City Employees: 76

---

Address: 524 Golden Gate Avenue Blk/Lot: 0763/016  
Owner: 325 Franklin Assoc.  
Gross Bldg Area: 10,050 Net Office Space Leased: 5,500 Pct Leased: 55.0%  
Annual Rent Paid: \$82,800  
Tenants: DPW  
Comments: No. City Employees: 43

---

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
LEASED FACILITIES

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Inside Civic Center

Address: 770 Golden Gate Avenue Blk/Lot: 0761/028  
Owner: S.F. City Empl. Credit Union  
Gross Bldg Area: 36,700 Net Office Space Leased: 24,945 Pct Leased: 70.0%  
Annual Rent Paid: \$446,266  
Tenants: SFRA  
Comments: No. City Employees: 97

---

Address: 815 Eddy Street Blk/Lot: 0743/204  
Owner: Planned Parenthood  
Gross Bldg Area: 14,958 Net Office Space Leased: 2,242 Pct Leased: 15.0%  
Annual Rent Paid: \$38,203  
Tenants: SFRA  
Comments: No. City Employees: 11

---

Outside Civic Center

Address: 1380 Howard Street Blk/Lot: 3509/011  
Owner: Robert Cort  
Gross Bldg Area: 84,485 Net Office Space Leased: 59,393 Pct Leased: 8  
Annual Rent Paid: \$765,473  
Tenants: DPH  
Comments: No. City Employees: 287

---

Address: 1440 Harrison Street Blk/Lot: 3520/051  
Owner: S.F. Unified School District  
Gross Bldg Area: 52,200 Net Office Space Leased: 52,200 Pct Leased: 100.0%  
Annual Rent Paid: \$932,040  
Tenants: DSS  
Comments: DCP - 2 No. City Employees: 240

---

Outside Civic Center

Address: 1550 Evans Avenue Blk/Lot: 5203/035  
 Owner: H. Morgan  
 Gross Bldg Area: 45,108 Net Office Space Leased: 29,518 Pct Leased: %  
 Annual Rent Paid: \$435,712  
 Tenants: DPW: Bur. of Engineering  
 Comments: No. City Employees: 90

Address: 291 10th Street Blk/Lot: 3518/016  
 Owner: Tenth Street Investors  
 Gross Bldg Area: 25,766 Net Office Space Leased: 21,849 Pct Leased: 85.0%  
 Annual Rent Paid: \$591,048  
 Tenants: DA  
 Comments: No. City Employees: 109

Address: 3801 3rd Street Blk/Lot: /  
 Owner: Sangyong Dev.  
 Gross Bldg Area: 60,470 Net Office Space Leased: 10,740 Pct Leased: %  
 Annual Rent Paid: \$149,500  
 Tenants: DPW: Bur. of Env. Testing  
 Comments: No. City Employees: 54

Address: 414 Mason Street Blk/Lot: 0307/008  
 Owner: Wm. Ferdon  
 Gross Bldg Area: 57,825 Net Office Space Leased: 6,522 Pct Leased: 11.0%  
 Annual Rent Paid: \$123,924  
 Tenants: PUC: Bur. Management Information Systems  
 Comments: No. City Employees: 32

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
LEASED FACILITIES

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Outside Civic Center

Address: 501 Army Street      Blk/Lot: /  
Owner: Port Commission  
Gross Bldg Area: Net Office Space Leased: 2,275      Pct Leased: %  
Annual Rent Paid: \$20,547  
Tenants: Agr./Weights & Measures (CAO)      No. City Employees: 11  
Comments:

---

Address: 505 7th Street      Blk/Lot: 3779/036  
Owner: Irving Rabin  
Gross Bldg Area: 6,381      Net Office Space Leased: 790      Pct Leased: 12.0%  
Annual Rent Paid: \$6,120  
Tenants: Sheriff      No. City Employees: 4  
Comments:

---

Address: 555 7th Street      Blk/Lot: 3779/031+  
Owner: Burt Hamrol  
Gross Bldg Area: 34,000      Net Office Space Leased: 32,790      Pct Leased: 94.0%  
Annual Rent Paid: \$709,860  
Tenants: SFPD, Sheriff, Public Defender      No. City Employees: 160  
Comments:

---

Address: 732 Brannan Street      Blk/Lot: 3779/018  
Owner: First Calif. Investors  
Gross Bldg Area: 17,624      Net Office Space Leased: 8,000      Pct Leased: 45.0%  
Annual Rent Paid: \$120,996  
Tenants: DA      No. City Employees: 40  
Comments:

---

TOTALS:			
Gross Bldg Area:	1,260,042	Net Off. Space Leased:	837,747
Annual Rent Paid:	\$ 13,155,639	Average Annual Rent Paid/Square Foot:	\$ 15.70





San Francisco Department of City Planning  
CIVIC CENTER STUDY  
AGENCIES by TENURE

Agency	Address	Suite/Floor	Square Footage	Annual Rent
Inside of Civic Center				
LEASE				
Department: -				
55 - Civil Service Commission	44 Gough Street	Suite 130	27,000	\$ 353,256
38 - Commission on the Aging	25 Van Ness Avenue	Suite 750	1,500	\$ 22,655
39 - Commission on the Status of Women	25 Van Ness Avenue	Suite 130	1,848	\$ 27,911
13 - Health Service System	1155 Market Street	Suite 300	6,551	\$ 103,176
117 - Housing Authority	241-243 Golden Gate Avenue		6,180	\$ 39,134
41 - Human Rights Commission	25 Van Ness Avenue	8th Floor	8,177	\$ 123,502
42 - Public Administrator/Public Guardian	25 Van Ness Avenue	Suite 200	4,000	\$ 60,414
43 - Real Estate Department	25 Van Ness Avenue	Suite 400	3,660	\$ 55,279
66 - Relocation Appeals Board	770 Golden Gate Avenue	3rd Floor	300	\$ 4,869
44 - Rent Board	25 Van Ness Avenue	Suite 320	6,500	\$ 98,173
18 - Retirement System	1155 Market Street	2nd Floor	18,347	\$ 288,972
45 - San Francisco Art Commission	25 Van Ness Avenue	Suite 240	7,000	\$ 105,725
67 - San Francisco Redevelopment Agency	770 Golden Gate Avenue		24,645	\$ 441,397
222 - San Francisco Redevelopment Agency	815 Eddy Street		2,242	\$ 38,203
114 - Tax Collector's Office - Business Tax Division	25 Van Ness Avenue	Room 210	6,500	\$ 98,173
			TOTAL RENT PAID:	\$ 1,860,839
Department: A -				
28 - Employee Relations Div. - Mayor's Office	1390 Market Street	Suite 230	2,970	\$ 47,088
112 - Mayor's Office of Children, Youth, and the Family	10 United Nations Plaza	2nd Floor	1,743	\$ 22,800
1 - Mayor's Office of Community Development	10 United Nations Plaza	Suite 600	6,117	\$ 80,316
113 - Mayor's Office of Housing	10 United Nations Plaza	Suite 600	3,300	\$ 43,344
			TOTAL RENT PAID:	\$ 193,548
Department: B -				
5 - Delinquency Prevention Commission (BOS)	1095 Market Street	Suite 202	827	\$ 9,924
			TOTAL RENT PAID:	\$ 9,924

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
AGENCIES by TENURE

Agency	Address	Suite/Floor	Square Footage	Annual Rent
-----				
Inside of Civic Center				
-----				
LEASE				
Department: C -				
29 - AB 75 - Department of Public Health	1540 Market Street	Suite 260	1,296	\$ 17,122
37 - AIDS Office (DPH)	25 Van Ness Avenue	5th Floor	18,163	\$ 260,848
106 - City Clinic Annex (DPH)	1372 Mission Street		2,040	\$ 26,785
22 - Department of Public Health - City Clinic Annex	1360 Mission Street	Suite 400	2,306	\$ 30,277
104 - EHS Agency (DPH)	1540 Market Street	Suite 220	2,527	\$ 33,381
116 - Employee Assistance Program (DPH)	1360 Mission Street	1st Floor	2,911	\$ 38,221
115 - Office of Senior Health Services (DPH)	1155 Market Street	Suite 102	2,528	\$ 42,824
30 - Tobacco Free Project (DPH)	1540 Market Street	Suite 250	2,121	\$ 28,022
31 - Wedge Program - Department of Public Health	1540 Market Street	Suite 435	826	\$ 10,917
			TOTAL RENT PAID:	\$ 488,397
Department: D -				
6 - Bureau of Energy Conservation (PUC)	110 McAllister Street	Room 402	1,276	\$ 22,200
7 - Health and Safety (PUC)	110 McAllister Street	Room 405	2,363	\$ 33,936
14 - Hetch Hetchy Water & Power	1155 Market Street	4th Floor	5,254	\$ 89,002
8 - Municipal Railway Engineering	1145 Market Street	Suite 402	3,750	\$ 66,936
16 - Personnel & Training (PUC)	1155 Market Street	8th Floor	11,066	\$ 187,458
17 - Protective Services (PUC)	1155 Market Street	8th Floor	1,000	\$ 16,950
123 - Utilities Engineering Bureau (PUC)	1145 Market Street	8th Floor	13,129	\$ 200,736
12 - Utilities Engineering Bureau (PUC)	1155 Market Street	4th Floor	32,551	\$ 551,413
			TOTAL RENT PAID:	\$ 1,168,631
Department: E -				
9 - Solid Waste Management (CAO)	1145 Market Street	Suite 401	4,837	\$ 86,064
			TOTAL RENT PAID:	\$ 86,064
Department: F -				
32 - Audits Division (Controller)	160 South Van Ness Avenue	2nd Floor	3,000	\$ 26,323

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
AGENCIES by TENURE

Agency	Address	Suite/Floor	Square Footage	Annual Rent
----- Inside of Civic Center				
LEASE				
Department: F -				
15 - Information Services Division-Controller	1155 Market Street	9th Floor	19,397	\$ 317,508
33 - Payroll/Personnel Services (Controller)	160 South Van Ness Avenue		12,000	\$ 105,293
			TOTAL RENT PAID:	\$ 449,124
Department: G -				
24 - 881 - Code Enforcement Division	1390 Market Street			\$
49 - Bureau of Architecture (DPW)	30 Van Ness Avenue	Room 4100	22,000	\$ 330,000
19 - Computer Services Division (DPW)	1170 Market Street	7th Floor	4,966	\$ 69,369
50 - Office of Capital Resources Mgmt. (DPW)	30 Van Ness Avenue	Room 4200	863	\$ 11,400
20 - Personnel Administration Division (DPW)	1170 Market Street	7th Floor	3,500	\$ 48,860
			TOTAL RENT PAID:	\$ 459,629
Department: H -				
25 - City Attorney - Code Enforcement	1390 Market Street	2nd Floor	11,363	\$ 200,448
26 - City Attorney - Land Use	1390 Market Street	6th Floor	16,438	\$ 287,988
27 - City Attorney - Litigation	1390 Market Street	6th Floor	1,960	\$ 34,116
			TOTAL RENT PAID:	\$ 522,552
Department: I -				
103 - Department of Social Services	1235 Mission Street		99,400	\$ 1,987,224
			TOTAL RENT PAID:	\$ 1,987,224
Department: J -				
40 - Dept. of Parking & Traffic - Administration	25 Van Ness Avenue	Suite 410	4,550	\$ 68,721
47 - Traffic Engineering (Parking & Traffic)	25 Van Ness Avenue	Suite 345	7,500	\$ 113,277

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
AGENCIES by TENURE

Agency	Address	Suite/Floor	Square Footage	Annual Rent
Inside of Civic Center				
LEASE				
Department: J -				
			TOTAL RENT PAID: \$	181,998
Department: K -				
64 - Administration (881)	524 Golden Gate Avenue		2,500 \$	37,625
65 - Mechanical Systems Program (881)	524 Golden Gate Avenue		3,000 \$	45,175
			TOTAL RENT PAID: \$	82,800
TOTAL AGENCIES IN LEASE SPACE - 54			TOTAL RENT PAID: \$	7,490,730

## CIVIC CENTER STUDY

## AGENCIES by TENURE

Agency	Address	Suite/Floor	Square Footage	Annual Rent
LEASE				
Department: C -				
209 - Conservatorship Services (OPH)	1380 Howard Street	2nd Floor	800	\$ 10,304
212 - Lead Program (OPH)	1380 Howard Street		634	\$ 8,165
211 - MIS - Computer Services (OPH)	1380 Howard Street	3rd Floor	5,650	\$ 72,792
201 - Mental Health, Substance Abuse & Forensic (OPH)	1380 Howard Street		52,309	\$ 674,212
			TOTAL RENT PAID:	\$ 765,473
Department: D -				
213 - Management Information Systems (PUC)	414 Mason Street	501	6,522	\$ 123,924
			TOTAL RENT PAID:	\$ 123,924
Department: E -				
204 - Agriculture/Weights and Measures (CAO)	501 Army Street	109-A	2,275	\$ 20,547
			TOTAL RENT PAID:	\$ 20,547
Department: G -				
207 - Bureau of Construction Management (OPW)	1550 Evans Avenue		29,518	\$ 435,712
202 - Environmental Regulation & Management (OPW)	3801 3rd Street	Suite 600	10,740	\$ 149,500
			TOTAL RENT PAID:	\$ 585,212
Department: I -				
102 - Department of Social Services	1440 Harrison Street		52,200	\$ 932,040
			TOTAL RENT PAID:	\$ 932,040
Department: L -				
221 - District Attorney	291 10th Street		21,849	\$ 591,048
220 - District Attorney	732 Brannan Street		8,000	\$ 120,996
216 - Police Department	555 7th Street		2,890	\$ 64,092
217 - Public Defender	555 7th Street		24,332	\$ 539,784



San Francisco Department of City Planning

CIVIC CENTER STUDY

AGENCIES by TENURE

Agency	Address	Suite/Floor	Square Footage	Annual Rent
Outside of Civic Center				
LEASE				
Department: L -				
223 - Sheriff's Department	505 7th Street		790	\$ 6,120
215 - Sheriff's Department	555 7th Street		4,778	\$ 105,984
			TOTAL RENT PAID: \$	1,428,024
			TOTAL RENT PAID: \$	3,855,220

TOTAL AGENCIES IN LEASE SPACE = 15

**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

All Alternatives: Hall of Justice Annex Office Building

<b>DEVELOPMENT COSTS</b>	<b>Project Life (Yrs) = 30</b>			<b>BLOCK:</b>	<b>3759</b>
<b>LOT AREA</b>	<b>42,508</b>				
	<b>Purchased Area</b>	<b>Cost</b>	<b>Total Cost</b>		
<b>LAND COST</b>	42,508	\$66.00	\$2,805,528		
<b>CONSTRUCTION COST</b>					
	<b>Height Limit</b>		<b>Total Floors</b>		
<b># Floors</b>	85		7		
	<b>Lot Area</b>	<b>Floors</b>	<b>Total Area</b>		
<b>Bldg Area</b>	42,508	7	297,556		
<b>Gross Office Space</b>	42,508	7	297,556		
	<b>Bldg Area</b>	<b>Cost</b>	<b>Total Cost</b>		
Base	297,556	\$100.00	\$29,755,600		
Fire Alarm	297,556	\$2.60	\$773,646		
Sprinklers	297,556	\$0.97	\$288,629		
Fire Escape	6	\$1,339.00	\$8,034		
Elevator Shaft	4	\$56,390.00	\$225,560		
Elevator Stops	7	\$5,000.00	\$35,000		
<b>TOTAL</b>			<b>\$31,086,469</b>		
<b>Tenant Improvements</b>	<b>Efficiency (%)</b>	<b>Pct/Cost</b>	<b>Total Cost</b>		
Overall		7.7%	\$2,393,658		
Mechanical	80%	\$15.93	\$3,792,054		
<b>TOTAL</b>			<b>\$6,185,712</b>		
<b>TOTAL CONSTRUCTION COST</b>			<b>\$37,272,181</b>		
Cost/SqFt			\$125		
Soft Costs			\$0		
	<b>Principal</b>	<b>Interest (%)</b>	<b>Total Finance Cost</b>		
<b>FINANCE COST</b>	40,077,709	5.8%	\$46,972,332		
	<b>Current Assmt.</b>	<b>Years</b>	<b>Total Tax Value (@ 2% Increase/Yr)</b>		
<b>LAND OFF TAX ROLL</b>	\$19,320	30	\$783,775		
<b>TOTAL DEVELOPMENT COST</b>			<b>\$87,833,816</b>		
<hr/>					
<b>CONSOLIDATION SAVINGS</b>					
	<b>Current Rent</b>	<b>Years</b>	<b>Total Rent (@ 3.2% Increase/Yr)</b>		
<b>RENT</b>	\$1,428,024	30	\$70,183,386		
	<b>Employees</b>	<b>Hours/Wk</b>	<b>Total Savings</b>	<b>Salary/Yr</b>	
<b>PROXIMITY EFFICIENCY</b>	1,063	1	\$45,995,192	\$60,000	
<b>TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD</b>			<b>\$116,178,578</b>	<b>\$3,872,619 per year</b>	
<hr/>					
<b>NET SAVINGS OVER 30 YEAR PERIOD</b>			<b>\$28,344,762</b>		

TABLE 6

## Building Proforma / Fiscal Impact Analysis

All Alternatives: Department of Social Services Annex

<b>DEVELOPMENT COSTS</b>	<b>Project Life (Yrs) = 30</b>		<b>BLOCK:</b>	<b>3513</b>
<b>LOT AREA</b>	34,780			
<b>LAND COST</b>	<b>Purchased Area</b>	<b>Cost</b>	<b>Total Cost</b>	
	32,295	\$140.00	\$4,521,300	
<b>CONSTRUCTION COST</b>	<b>Height Limit</b>		<b>Total Floors</b>	
<b># Floors</b>	105		8	
	<b>Lot Area</b>	<b>Floors</b>	<b>Total Area</b>	
<b>Bldg Area</b>	34,295	8	274,360	
<b>Gross Office Space</b>	34,295	8	274,360	
	<b>Bldg Area</b>	<b>Cost</b>	<b>Total Cost</b>	
Base	274,360	\$100.00	\$27,436,000	
Fire Alarm	274,360	\$2.60	\$713,336	
Sprinklers	274,360	\$0.97	\$266,129	
Fire Escape	7	\$1,339.00	\$9,373	
Elevator Shaft	6	\$56,390.00	\$338,340	
Elevator Stops	8	\$5,000.00	\$40,000	
<b>TOTAL</b>			<b>\$28,803,178</b>	
<b>Tenant Improvements</b>	<b>Efficiency (%)</b>	<b>Pct/Cost</b>	<b>Total Cost</b>	
Overall		7.7%	\$2,217,845	
Mechanical	80%	\$15.93	\$3,496,444	
<b>TOTAL</b>			<b>\$5,714,289</b>	
<b>TOTAL CONSTRUCTION COST</b>			<b>\$34,517,467</b>	
<b>Cost/SqFt</b>			<b>\$126</b>	
<b>Soft Costs</b>			<b>\$0</b>	
<b>FINANCE COST</b>	<b>Principal</b>	<b>Interest (%)</b>	<b>Total Finance Cost</b>	
	39,038,767	5.8%	\$45,754,659	
<b>LAND OFF TAX ROLL</b>	<b>Current Assmt.</b>	<b>Years</b>	<b>Total Tax Value (@ 2% Increase/Yr)</b>	
	\$46,621	30	\$1,891,324	
<b>TOTAL DEVELOPMENT COST</b>			<b>\$86,684,750</b>	
<b>CONSOLIDATION SAVINGS</b>	<b>Current Rent</b>	<b>Years</b>	<b>Total Rent (@ 3.2% Increase/Yr)</b>	
<b>RENT</b>	\$3,468,409	30	\$170,462,601	
	<b>Employees</b>	<b>Hours/Wk</b>	<b>Total Savings</b>	<b>Salary/Yr</b>
<b>PROXIMITY EFFICIENCY</b>	663	1	\$28,687,500	\$60,000
<b>TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD</b>			<b>\$199,150,101</b>	<b>\$6,638,337 per year</b>
<b>NET SAVINGS OVER 30 YEAR PERIOD</b>			<b>\$112,465,351</b>	

TABLE 6

## Building Proforma / Fiscal Impact Analysis

Alternative A-1: New Office Building at Van Ness/Golden Gate - 1/2 Block

DEVELOPMENT COSTS      Project Life (Yrs) = 30      BLOCK: 766-A1

LOT AREA	46,080		
	Purchased Area	Cost	Total Cost
LAND COST	46,071	\$432.00	\$19,902,672

## CONSTRUCTION COST

	Height Limit		Total Floors
# Floors	120		10
	Lot Area	Floors	Total Area
Bldg Area	46,080	11	506,880
Gross Office Space	46,080	10	460,800

	Bldg Area	Cost	Total Cost
Base	506,880	\$100.00	\$50,688,000
Fire Alarm	506,880	\$2.60	\$1,317,888
Sprinklers	506,880	\$0.97	\$491,674
Fire Escape	10	\$1,339.00	\$13,390
Elevator Shaft	4	\$56,390.00	\$225,560
Elevator Stops	11	\$5,000.00	\$55,000
TOTAL			\$52,791,512

Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost
Overall		7.7%	\$4,064,946
Mechanical	80%	\$15.93	\$5,872,435
TOTAL			\$9,937,382

TOTAL CONSTRUCTION COST		\$62,728,893
Cost/SqFt		\$124
Soft Costs		\$0

FINANCE COST	Principal	Interest (%)	Total Finance Cost
	82,631,565	5.8%	\$96,846,786

LAND OFF TAX ROLL	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)
	\$34,091	30	\$1,383,006

TOTAL DEVELOPMENT COST      \$180,861,358

## CONSOLIDATION SAVINGS

	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)
RENT	\$2,829,329	30	\$139,053,607
	Employees	Hours/Wk	Total Savings      Salary/Yr
PROXIMITY EFFICIENCY	1,623	1	\$70,225,962      \$60,000

TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD      \$209,279,568      \$6,975,986 per year

**NET SAVINGS OVER 30 YEAR PERIOD      \$28,418,211**

TABLE 6

## Building Proforma / Fiscal Impact Analysis

Alternatives A-1, A-2, A-3, B-1, B-2, B-3: Grove Street Annex Health Services Cluster

DEVELOPMENT COSTS      Project Life (Yrs) = 30      BLOCK: 0811

LOT AREA      21,240

	Purchased Area	Cost	Total Cost
LAND COST	7,493	\$92.00	\$689,356

## CONSTRUCTION COST

	Height Limit		Total Floors
# Floors	70		5
	Lot Area	Floors	Total Area
Bldg Area	21,240	5	106,200
Gross Office Space	21,240	5	106,200

	Bldg Area	Cost	Total Cost
Base	106,200	\$100.00	\$10,620,000
Fire Alarm	106,200	\$2.60	\$276,120
Sprinklers	106,200	\$0.97	\$103,014
Fire Escape	4	\$1,339.00	\$5,356
Elevator Shaft	2	\$56,390.00	\$112,780
Elevator Stops	5	\$5,000.00	\$25,000
TOTAL			\$11,142,270

Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost
Overall		7.7%	\$857,955
Mechanical	80%	\$15.93	\$1,353,413
TOTAL			\$2,211,368

TOTAL CONSTRUCTION COST	\$13,353,638
Cost/Sq Ft	\$126
Soft Costs	\$0

	Principal	Interest (%)	Total Finance Cost
FINANCE COST	14,042,994	5.8%	\$16,458,829

	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)
LAND OFF TAX ROLL	\$5,000	30	\$202,840

TOTAL DEVELOPMENT COST      \$30,704,663

## CONSOLIDATION SAVINGS

	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)
RENT	\$1,143,966	30	\$56,222,729
	Employees	Hours/Wk	Total Savings      Salary/Yr
PROXIMITY EFFICIENCY	454	1	\$19,644,231      \$50,000

TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD      \$75,866,960      \$2,528,899 per year

NET SAVINGS OVER 30 YEAR PERIOD      \$45,162,297

**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternatives A-1, A-2, A-3, B-1, B-2, B-3: 949 Presidio Transportation Cluster

DEVELOPMENT COSTS      Project Life (Yrs) = 30      BLOCK: 1072

LOT AREA	27,546		
	Building Area	Cost	Total Cost
LAND COST	27,500	\$5.00	\$137,500 (Demolition)
CONSTRUCTION COST	Height Limit		Total Floors
# Floors	160		4
	Lot Area	Floors	Total Area
Bldg Area	55,000	4	220,000
Gross Office Space	55,000	2	110,000
Net Office Space @ 80%			88,000
	Bldg Area	Cost	Total Cost
Base	220,000	\$100.00	\$22,000,000
Fire Alarm	220,000	\$2.60	\$572,000
Sprinklers	220,000	\$0.97	\$213,400
Fire Escape	3	\$1,339.00	\$4,017
Elevator Shaft	2	\$56,390.00	\$112,780
Elevator Stops	4	\$5,000.00	\$20,000
TOTAL			\$22,922,197
Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost
Overall		7.7%	\$1,765,009
Mechanical	80%	\$15.93	\$1,401,840
TOTAL			\$3,166,849
TOTAL CONSTRUCTION COST			\$26,089,046
Cost/SqFt			\$119
Soft Costs			\$0
FINANCE COST	Principal	Interest (%)	Total Finance Cost
	26,226,546	5.8%	\$30,738,335
LAND OFF TAX ROLL	Current Assmt	Years	Total Tax Value (@ 2% Increase/Yr)
	\$0	30	\$0
TOTAL DEVELOPMENT COST			\$56,964,881

**CONSOLIDATION SAVINGS**

	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)	
RENT	\$28,911	30	\$11,250,335	
	Employees	Hours/Wk	Total Savings	Salary/Yr
PROXIMITY EFFICIENCY	429	1	\$18,562,500	\$60,000
TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD			\$29,812,835	\$993,761 per year

<b>NET SAVINGS OVER 30 YEAR PERIOD</b>	<b>(\$27,152,045)</b>
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NOTE: Although this analysis shows a negative savings after 30 years, continuing consolidation savings would yield a positive result in year 58.



**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternatives A-1, A-2, A-3, B-1, B-2, B-3: 949 Presidio with City Tow Included

**DEVELOPMENT COSTS**                      **Project Life (Yrs) = 30**                      **BLOCK: 1072-2**

**LOT AREA**                                      27,546

	<b>Building Area</b>	<b>Cost</b>	<b>Total Cost</b>
<b>LAND COST</b>	27,500	\$5.00	\$137,500 (Demolition)

**CONSTRUCTION COST**

	<b>Height Limit</b>		<b>Total Floors</b>
<b># Floors</b>	160		4
	<b>Lot Area</b>	<b>Floors</b>	<b>Total Area</b>
<b>Parking Area</b>	91,575	2	183,150
<b>Gross Office Space</b>	55,000	2	110,000
<b>Net Office Space @ 80%</b>			88,000

	<b>Bldg Area</b>	<b>Cost</b>	<b>Total Cost</b>
Base	293,150	\$100.00	\$29,315,000
Fire Alarm	293,150	\$2.60	\$762,190
Sprinklers	293,150	\$0.97	\$284,356
Fire Escape	3	\$1,339.00	\$4,017
Elevator Shaft	4	\$56,390.00	\$225,560
Elevator Stops	2	\$5,000.00	\$10,000
<b>TOTAL</b>			<b>\$30,601,123</b>

<b>Tenant Improvements</b>	<b>Efficiency (%)</b>	<b>Pct/Cost</b>	<b>Total Cost</b>
Overall		7.7%	\$2,356,286
Mechanical	80%	\$15.93	\$1,401,840
<b>TOTAL</b>			<b>\$3,758,126</b>

<b>TOTAL CONSTRUCTION COST</b>	<b>\$34,359,249</b>
Cost/SqFt	\$188
Soft Costs	\$0

	<b>Principal</b>	<b>Interest (%)</b>	<b>Total Finance Cost</b>
<b>FINANCE COST</b>	34,496,749	5.8%	\$40,431,272

	<b>Current Assmt.</b>	<b>Years</b>	<b>Total Tax Value (@ 2% Increase/Yr)</b>
<b>LAND OFF TAX ROLL</b>	\$0	30	\$0

**TOTAL DEVELOPMENT COST**                                      **\$74,928,021**

**CONSOLIDATION SAVINGS**

	<b>Current Rent</b>	<b>Years</b>	<b>Total Rent (@ 3.2% Increase/Yr)</b>
<b>RENT</b>	\$640,529	30	\$31,480,209
	<b>Employees</b>	<b>Hours/Wk</b>	<b>Total Savings      Salary/Yr</b>
<b>PROXIMITY EFFICIENCY</b>	429	1	\$18,562,500      \$60,000

<b>TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD</b>	<b>\$50,042,709</b>	<b>\$1,668,090 per year</b>
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<b>NET SAVINGS OVER 30 YEAR PERIOD</b>	<b>(\$24,885,312)</b>
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NOTE: Although this analysis shows a negative savings after 30 years, continuing consolidation savings would yield a positive result in year 44.

**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative A-1: Consolidated Office Space

DEVELOPMENT COSTS		Project Life (Yrs) = 30		BLOCK:	
LOT AREA		0			
	Purchased Area	Cost	Total Cost		
LAND COST	0	\$0.00	\$0		
CONSTRUCTION COST					
# Floors	Height Limit		Total Floors		
	0		0		
	Lot Area	Floors	Total Area		
Bldg Area	0	0	0		
Gross Office Space	0	0	0		
	Bldg Area	Cost	Total Cost		
Base	0	\$100.00	\$0		
Fire Alarm	0	\$2.60	\$0		
Sprinklers	0	\$0.97	\$0		
Fire Escape	0	\$1,339.00	\$0		
Elevator Shaft	0	\$56,390.00	\$0		
Elevator Stops	0	\$5,000.00	\$0		
TOTAL			\$0		
Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost		
Overall		7.7%	\$0		
Mechanical	80%	\$15.93	\$0		
TOTAL			\$0		
TOTAL CONSTRUCTION COST			\$0		
Cost/SqFt			ERR		
Soft Costs			\$0		
FINANCE COST					
	Principal	Interest (%)	Total Finance Cost		
	0	5.8%	\$0		
LAND OFF TAX ROLL					
	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)		
	\$0	30	\$0		
TOTAL DEVELOPMENT COST			\$0		

**CONSOLIDATION SAVINGS**

RENT	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)	
	\$956,462	30	\$47,007,432	
PROXIMITY EFFICIENCY	Employees	Hours/Wk	Total Savings	Salary/Yr
	870	1	\$37,644,231	\$60,000
TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD			\$84,651,663	\$2,821,722 per year

**NET SAVINGS OVER 30 YEAR PERIOD**

**\$84,651,663**

**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative A-2: New Office Building at Van Ness/Golden Gate - 1/4 Block

**DEVELOPMENT COSTS**                      **Project Life (Yrs) = 30**                      **BLOCK: 766-A2**

<b>LOT AREA</b>	24,300		
	<b>Purchased Area</b>	<b>Cost</b>	<b>Total Cost</b>
<b>LAND COST</b>	24,291	\$170.00	\$4,129,470

<b>CONSTRUCTION COST</b>			
<b># Floors</b>	<b>Height Limit</b> 120	<b>Total Floors</b> 10	
	<b>Lot Area</b>	<b>Floors</b>	<b>Total Area</b>
<b>Bldg Area</b>	24,300	11	267,300
<b>Gross Office Space</b>	24,300	10	243,000
<b>Net Office Space @ 80% Efficiency</b>			194,400
	<b>Bldg Area</b>	<b>Cost</b>	<b>Total Cost</b>
Base	267,300	\$100.00	\$26,730,000
Fire Alarm	267,300	\$2.60	\$694,980
Sprinklers	267,300	\$0.97	\$259,281
Fire Escape	10	\$1,339.00	\$13,390
Elevator Shaft	2	\$56,390.00	\$112,780
Elevator Stops	11	\$5,000.00	\$55,000
<b>TOTAL</b>			<b>\$27,865,431</b>

<b>Tenant Improvements</b>	<b>Efficiency (%)</b>	<b>Pct/Cost</b>	<b>Total Cost</b>
Overall		7.7%	\$2,145,638
Mechanical	80%	\$15.93	\$3,096,792
<b>TOTAL</b>			<b>\$5,242,430</b>

<b>TOTAL CONSTRUCTION COST</b>	<b>\$33,107,861</b>		
Cost/SqFt			\$124
Soft Costs			\$0

<b>FINANCE COST</b>	<b>Principal</b>	<b>Interest (%)</b>	<b>Total Finance Cost</b>
	37,237,331	5.8%	\$43,643,320

<b>LAND OFF TAX ROLL</b>	<b>Current Assmt.</b>	<b>Years</b>	<b>Total Tax Value (@ 2% Increase/Yr)</b>
	\$34,091	30	\$1,383,006

**TOTAL DEVELOPMENT COST**                      **\$82,263,658**

**CONSOLIDATION SAVINGS**

<b>RENT</b>	<b>Current Rent</b>	<b>Years</b>	<b>Total Rent (@ 3.2% Increase/Yr)</b>	
	\$1,190,546	30	\$58,512,006	
	<b>Employees</b>	<b>Hours/Wk</b>	<b>Total Savings</b>	<b>Salary/Yr</b>
<b>PROXIMITY EFFICIENCY</b>	1,341	1	\$58,024,038	\$60,000

**TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD**                      **\$116,536,044**                      **\$3,884,535 per year**

**NET SAVINGS OVER 30 YEAR PERIOD**                      **\$34,272,387**

**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative A-2: Consolidated Office Space

DEVELOPMENT COSTS		Project Life (Yrs) = 30		BLOCK:	
LOT AREA		0			
LAND COST	Purchased Area	0	Cost	Total Cost	
			\$0.00		\$0
<b>CONSTRUCTION COST</b>					
# Floors	Height Limit			Total Floors	
	0			0	
Bldg Area	Lot Area		Floors	Total Area	
Gross Office Space	0		0	0	
	0		0	0	
	Bldg Area		Cost	Total Cost	
Base	0		\$100.00		\$0
Fire Alarm	0		\$2.60		\$0
Sprinklers	0		\$0.97		\$0
Fire Escape	0		\$1,339.00		\$0
Elevator Shaft	0		\$56,390.00		\$0
Elevator Stops	0		\$5,000.00		\$0
TOTAL					\$0
Tenant Improvements	Efficiency (%)		Pct/Cost	Total Cost	
Overall			7.7%		\$0
Mechanical	80%		\$15.93		\$0
TOTAL					\$0
TOTAL CONSTRUCTION COST					\$0
Cost/SqFt					ERR
Soft Costs					\$0
<b>FINANCE COST</b>					
	Principal		Interest (%)	Total Finance Cost	
	0		5.8%		\$0
LAND OFF TAX ROLL	Current Assmt.		Years	Total Tax Value (@ 2% Increase/Yr)	
	\$0		30		\$0
TOTAL DEVELOPMENT COST					\$0

**CONSOLIDATION SAVINGS**

RENT	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)	
	\$956,462	30	\$47,007,432	
PROXIMITY EFFICIENCY	Employees	Hours/Wk	Total Savings	Salary/Yr
	1,118	1	\$48,375,000	\$60,000
TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD			\$95,382,432	\$3,179,414 per year

<b>NET SAVINGS OVER 30 YEAR PERIOD</b>	<b>\$95,382,432</b>
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**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative A-3: New Office Building at West Block

DEVELOPMENT COSTS                      Project Life (Yrs) = 30                      BLOCK: 0347

LOT AREA    49,934

	Purchased Area	Cost	Total Cost
LAND COST	45,104	\$75.00	\$3,382,800

**CONSTRUCTION COST**

# Floors	Height Limit		Total Floors
	70		6

	Lot Area	Floors	Total Area
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Bldg Area	49,934	6	299,604
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Gross Office Space	49,934	5	249,670
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Net Office Space @ 80% Efficiency			199,736
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	Bldg Area	Cost	Total Cost
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Base	299,604	\$100.00	\$29,960,400
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Fire Alarm	299,604	\$2.60	\$778,970
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Sprinklers	299,604	\$0.97	\$290,616
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Fire Escape	5	\$1,339.00	\$6,695
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Elevator Shaft	4	\$56,390.00	\$225,560
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Elevator Stops	6	\$5,000.00	\$30,000
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<b>TOTAL</b>			<b>\$31,292,241</b>
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Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost
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Overall		7.7%	\$2,409,503
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Mechanical	80%	\$15.93	\$3,181,794
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<b>TOTAL</b>			<b>\$5,591,297</b>
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<b>TOTAL CONSTRUCTION COST</b>			<b>\$36,883,538</b>
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Cost/SqFt			\$123
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Soft Costs			\$0
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	Principal	Interest (%)	Total Finance Cost
FINANCE COST	40,266,338	5.8%	\$47,193,412

	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)
LAND OFF TAX ROLL	\$0	30	\$0

<b>TOTAL DEVELOPMENT COST</b>			<b>\$87,459,750</b>
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**CONSOLIDATION SAVINGS**

	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)
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RENT	\$1,190,546	30	\$58,512,006
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	Employees	Hours/Wk	Total Savings	Salary/Yr
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PROXIMITY EFFICIENCY	1,090	1	\$47,163,462	\$60,000
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<b>TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD</b>			<b>\$105,675,468</b>	<b>\$3,522,516 per year</b>
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<b>NET SAVINGS OVER 30 YEAR PERIOD</b>	<b>\$18,215,718</b>
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**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative A-3: Consolidated Office Space

DEVELOPMENT COSTS		Project Life (Yrs) = 30		BLOCK:	
LOT AREA		0			
	Purchased Area	Cost	Total Cost		
LAND COST	0	\$0.00	\$0		
CONSTRUCTION COST					
	Height Limit		Total Floors		
# Floors	0		0		
	Lot Area	Floors	Total Area		
Bldg Area	0	0	0		
Gross Office Space	0	0	0		
	Bldg Area	Cost	Total Cost		
Base	0	\$100.00	\$0		
Fire Alarm	0	\$2.60	\$0		
Sprinklers	0	\$0.97	\$0		
Fire Escape	0	\$1,339.00	\$0		
Elevator Shaft	0	\$56,390.00	\$0		
Elevator Stops	0	\$5,000.00	\$0		
TOTAL			\$0		
Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost		
Overall		7.7%	\$0		
Mechanical	80%	\$15.93	\$0		
TOTAL			\$0		
TOTAL CONSTRUCTION COST			\$0		
Cost/SqFt			ERR		
Soft Costs			\$0		
FINANCE COST	Principal	Interest (%)	Total Finance Cost		
	0	5.6%	\$0		
LAND OFF TAX ROLL	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)		
	\$0	30	\$0		
TOTAL DEVELOPMENT COST			\$0		

**CONSOLIDATION SAVINGS**

	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)		
RENT	\$2,172,044	30	\$106,749,888		
	Employees	Hours/Wk	Total Savings	Salary/Yr	
PROXIMITY EFFICIENCY	1,404	1	\$60,750,000	\$60,000	
TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD			\$167,499,888	\$5,583,330	per year

<b>NET SAVINGS OVER 30 YEAR PERIOD</b>	<b>\$167,499,888</b>
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TABLE 6

## Building Proforma / Fiscal Impact Analysis

Alternative A-4: Courthouse &amp; New Office Building at McAllister/Van Ness/Golden Gate/Polk - 3/4 Block

DEVELOPMENT COSTS      Project Life (Yrs) = 30      BLOCK: 766-A4

LOT AREA      88,703

	Purchased Area	Cost	Total Cost
LAND COST	62,556	\$344.00	\$21,519,264

## CONSTRUCTION COST

	Height Limit		Total Floors
# Floors	130		10
	Lot Area	Floors	Total Area
Bldg Area	80,100	8	640,800
Gross Office Space	80,100	8	640,800

	Bldg Area	Cost	Total Cost
Base	640,800	\$100.00	\$64,080,000
Fire Alarm	640,800	\$2.60	\$1,666,080
Sprinklers	640,800	\$0.97	\$621,576
Fire Escape	9	\$1,339.00	\$12,051
Elevator Shaft	6	\$56,390.00	\$338,340
Elevator Stops	8	\$5,000.00	\$40,000
TOTAL			\$66,758,047

Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost
Overall		7.7%	\$5,140,370
Mechanical	80%	\$15.93	\$8,166,355
TOTAL			\$13,306,725

TOTAL CONSTRUCTION COST	\$80,064,772
Cost/SqFt	\$125
Soft Costs	\$0

FINANCE COST	Principal	Interest (%)	Total Finance Cost
	101,584,036	5.8%	\$119,059,676

LAND OFF TAX ROLL	Current Asmt.	Years	Total Tax Value (@ 2% Increase/Yr)
	\$34,091	30	\$1,383,006

TOTAL DEVELOPMENT COST      \$222,026,718

## CONSOLIDATION SAVINGS

	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)
RENT	\$2,290,656	30	\$112,579,336
	Employees	Hours/Wk	Total Savings      Salary/Yr
PROXIMITY EFFICIENCY	1,535	1	\$66,418,269      \$60,000
COURT FEES			\$40,000,000
TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD			\$218,997,605      \$7,299,920 per year

NET SAVINGS OVER 30 YEAR PERIOD      (\$3,029,114)

**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**  
**Alternative A-4: Grove Street Annex Office Building**

DEVELOPMENT COSTS		Project Life (Yrs) = 30		BLOCK: 811-A4	
LOT AREA		21,240			
LAND COST		Purchased Area 7,493	Cost \$92.00	Total Cost \$689,356	
CONSTRUCTION COST					
# Floors	Height Limit 70	Total Floors 5			
Bldg Area	Lot Area 21,240	Floors 5	Total Area 106,200		
Gross Office Space	21,240	5	106,200		
	Bldg Area	Cost	Total Cost		
Base	106,200	\$100.00	\$10,620,000		
Fire Alarm	106,200	\$2.60	\$276,120		
Sprinklers	106,200	\$0.97	\$103,014		
Fire Escape	4	\$1,339.00	\$5,356		
Elevator Shaft	2	\$56,390.00	\$112,780		
Elevator Stops	5	\$5,000.00	\$25,000		
TOTAL			\$11,142,270		
Tenant Improvements		Efficiency (%)	Pct/Cost	Total Cost	
Overall			7.7%	\$857,955	
Mechanical	80%	\$15.93		\$1,353,413	
TOTAL				\$2,211,368	
TOTAL CONSTRUCTION COST				\$13,353,638	
Cost/SqFt				\$126	
Soft Costs				\$0	
FINANCE COST		Principal 14,042,994	Interest (%) 5.8%	Total Finance Cost \$16,458,829	
LAND OFF TAX ROLL		Current Assmt. \$5,000	Years 30	Total Tax Value (@ 2% Increase/Yr) \$202,840	
TOTAL DEVELOPMENT COST				\$30,704,663	
<hr/>					
CONSOLIDATION SAVINGS					
RENT	Current Rent \$1,389,485	Years 30	Total Rent (@ 3.2% Increase/Yr) \$68,289,301		
PROXIMITY EFFICIENCY	Employees 695	Hours/Wk 1	Total Savings \$30,072,115		Salary/Yr \$60,000
TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD				\$98,361,417	
				\$3,278,714 per year	
<hr/>					
NET SAVINGS OVER 30 YEAR PERIOD				\$67,656,754	

**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternatives A-4, C-1, C-2: Health Cluster at San Francisco General Hospital

<b>DEVELOPMENT COSTS</b>	<b>Project Life (Yrs) = 30</b>		<b>BLOCK:</b>	<b>4184</b>
<b>LOT AREA</b>	29,000			
	<b>Purchased Area</b>	<b>Cost</b>	<b>Total Cost</b>	
<b>LAND COST</b>	0	\$0.00	\$0	
<b>CONSTRUCTION COST</b>	<b>Height Limit</b>		<b>Total Floors</b>	
<b># Floors</b>	105		8	
	<b>Lot Area</b>	<b>Floors</b>	<b>Total Area</b>	
<b>Bldg Area</b>	29,000	8	232,000	
<b>Gross Office Space</b>	29,000	8	232,000	
	<b>Bldg Area</b>	<b>Cost</b>	<b>Total Cost</b>	
Base	232,000	\$100.00	\$23,200,000	
Fire Alarm	232,000	\$2.60	\$603,200	
Sprinklers	232,000	\$0.97	\$225,040	
Fire Escape	7	\$1,339.00	\$9,373	
Elevator Shaft	4	\$56,390.00	\$225,560	
Elevator Stops	8	\$5,000.00	\$40,000	
<b>TOTAL</b>			<b>\$24,303,173</b>	
<b>Tenant Improvements</b>	<b>Efficiency (%)</b>	<b>Pct/Cost</b>	<b>Total Cost</b>	
Overall		7.7%	\$1,871,344	
Mechanical	80%	\$15.93	\$2,956,608	
<b>TOTAL</b>			<b>\$4,827,952</b>	
<b>TOTAL CONSTRUCTION COST</b>			<b>\$29,131,125</b>	
Cost/SqFt			\$126	
Soft Costs			\$0	
	<b>Principal</b>	<b>Interest (%)</b>	<b>Total Finance Cost</b>	
<b>FINANCE COST</b>	29,131,125	5.8%	<b>\$34,142,593</b>	
	<b>Current Assmt.</b>	<b>Years</b>	<b>Total Tax Value (@ 2% Increase/Yr)</b>	
<b>LAND OFF TAX ROLL</b>	\$0	30	\$0	
<b>TOTAL DEVELOPMENT COST</b>			<b>\$63,273,718</b>	

**CONSOLIDATION SAVINGS**

	<b>Current Rent</b>	<b>Years</b>	<b>Total Rent (@ 3.2% Increase/Yr)</b>	
<b>RENT</b>	\$1,293,466	30	\$63,570,236	
	<b>Employees</b>	<b>Hours/Wk</b>	<b>Total Savings</b>	<b>Salary/Yr</b>
<b>PROXIMITY EFFICIENCY</b>	775	1	\$33,533,654	\$60,000
<b>TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD</b>			<b>\$97,103,890</b>	<b>\$3,236,796 per year</b>

<b>NET SAVINGS OVER 30 YEAR PERIOD</b>	<b>\$33,830,172</b>
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**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative A-4: Consolidated Office Space

DEVELOPMENT COSTS      Project Life (Yrs) = 30      BLOCK:

LOT AREA      0

	Purchased Area	Cost	Total Cost
LAND COST	0	\$0.00	\$0

**CONSTRUCTION COST**

	Height Limit		Total Floors
# Floors	0		0
	Lot Area	Floors	Total Area
Bldg Area	0	0	0
Gross Office Space	0	0	0

	Bldg Area	Cost	Total Cost
Base	0	\$100.00	\$0
Fire Alarm	0	\$2.60	\$0
Sprinklers	0	\$0.97	\$0
Fire Escape	0	\$1,339.00	\$0
Elevator Shaft	0	\$56,390.00	\$0
Elevator Stops	0	\$5,000.00	\$0
<b>TOTAL</b>			<b>\$0</b>

Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost
Overall		7.7%	\$0
Mechanical	80%	\$15.93	\$0
<b>TOTAL</b>			<b>\$0</b>

<b>TOTAL CONSTRUCTION COST</b>	<b>\$0</b>
Cost/SqFt	ERR
Soft Costs	\$0

	Principal	Interest (%)	Total Finance Cost
FINANCE COST	0	5.8%	\$0

	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)
LAND OFF TAX ROLL	\$0	30	\$0

**TOTAL DEVELOPMENT COST**      **\$0**

**CONSOLIDATION SAVINGS**

	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)	
RENT	\$673,852	30	\$33,117,941	
	Employees	Hours/Wk	Total Savings	Salary/Yr
PROXIMITY EFFICIENCY	695	1	\$30,072,115	\$60,000

**TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD**      **\$63,190,056**      **\$2,106,335 per year**

**NET SAVINGS OVER 30 YEAR PERIOD**      **\$63,190,056**

TABLE 6

## Building Proforma / Fiscal Impact Analysis

Alternative B-1: New Office Building at 400-460 McAllister

## DEVELOPMENT COSTS

Project Life (Yrs) = 30

BLOCK: 766-B1

## LOT AREA

32,998

## LAND COST

Area  
16,485Cost  
\$98.00Total Cost  
\$1,615,530

## CONSTRUCTION COST

# Floors	Height Limit 70		Total Floors 7
	Lot Area	Floors	Total Area
Bldg Area	32,998	7	230,986
Gross Office Space	32,998	7	230,986
Net Office Space @ 80% Efficiency			184,789
	Bldg Area	Cost	Total Cost
Base	230,986	\$100.00	\$23,098,600
Fire Alarm	230,986	\$2.60	\$600,564
Sprinklers	230,986	\$0.97	\$224,056
Fire Escape	6	\$1,339.00	\$8,034
Elevator Shaft	4	\$56,390.00	\$225,560
Elevator Stops	7	\$5,000.00	\$35,000
<b>TOTAL</b>			<b>\$24,191,814</b>

Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost
Overall		7.7%	\$1,862,770
Mechanical	80%	\$15.93	\$2,943,686
<b>TOTAL</b>			<b>\$4,806,455</b>

## TOTAL CONSTRUCTION COST

\$28,998,269

Cost/Sq Ft

\$126

Soft Costs

\$0

## FINANCE COST

Principal  
30,613,799Interest (%)  
5.8%Total Finance Cost  
\$35,880,333

## LAND OFF TAX ROLL

Current Assmt.  
\$0Years  
30Total Tax Value (@ 2% Increase/Yr)  
\$0

## PARKING TAX (No Increase)

\$36,080

30

\$1,082,400

## TOTAL DEVELOPMENT COST

\$67,576,532

## CONSOLIDATION SAVINGS

RENT	Current Rent \$1,740,019	Years 30	Total Rent (@ 3.2% Increase/Yr) \$85,517,067
PROXIMITY EFFICIENCY	Employees 1,337	Hours/Wk 1	Total Savings \$57,850,962
			Salary/Yr \$60,000

## TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD

\$143,368,029

\$4,778,934 per year

## NET SAVINGS OVER 30 YEAR PERIOD

\$75,791,496

**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative B-1: Consolidated Office Space

DEVELOPMENT COSTS		Project Life (Yrs) = 30		BLOCK:	
LOT AREA	0				
	Purchased Area	Cost	Total Cost		
LAND COST	0	\$0.00	\$0		
CONSTRUCTION COST					
	Height Limit		Total Floors		
# Floors	0		0		
	Lot Area	Floors	Total Area		
Bldg Area	0	0	0		
Gross Office Space	0	0	0		
	Bldg Area	Cost	Total Cost		
Base	0	\$100.00	\$0		
Fire Alarm	0	\$2.60	\$0		
Sprinklers	0	\$0.97	\$0		
Fire Escape	0	\$1,339.00	\$0		
Elevator Shaft	0	\$56,390.00	\$0		
Elevator Stops	0	\$5,000.00	\$0		
TOTAL			\$0		
Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost		
Overall		7.7%	\$0		
Mechanical	80%	\$15.93	\$0		
TOTAL			\$0		
TOTAL CONSTRUCTION COST			\$0		
Cost/SqFt			ERR		
Soft Costs			\$0		
FINANCE COST					
	Principal	Interest (%)	Total Finance Cost		
	0	5.8%	\$0		
	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)		
LAND OFF TAX ROLL	\$0	30	\$0		
TOTAL DEVELOPMENT COST			\$0		
CONSOLIDATION SAVINGS					
	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)		
RENT	\$1,082,734	30	\$53,213,348		
	Employees	Hours/Wk	Total Savings	Salary/Yr	
PROXIMITY EFFICIENCY	1,157	1	\$50,062,500	\$60,000	
TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD			\$103,275,848	\$3,442,528	per year
NET SAVINGS OVER 30 YEAR PERIOD			\$103,275,848		



TABLE 6

## Building Proforma / Fiscal Impact Analysis

Alternative B-2: New Office Building at 400 - 450 McAllister Street - 1/4 Block

## DEVELOPMENT COSTS

Project Life (Yrs) = 30

BLOCK: 766-B2

## LOT AREA

24,750

## DEMOLITION COST

Area  
50,633Cost  
\$5.00Total Cost  
\$253,165

## CONSTRUCTION COST

# Floors	Height Limit	Total Floors
	70	7
Lot Area	Floors	Total Area
Bldg Area	24,750	7
Gross Office Space	24,750	7
Net Office Space @ 80% Efficiency		138,600
Bldg Area	Cost	Total Cost
Base	173,250	\$17,325,000
Fire Alarm	173,250	\$2.60
Sprinklers	173,250	\$0.97
Fire Escape	6	\$1,339.00
Elevator Shaft	2	\$56,390.00
Elevator Stops	7	\$5,000.00
TOTAL		\$18,099,317

Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost
Overall		7.7%	\$1,393,647
Mechanical	80%	\$15.93	\$2,207,898
TOTAL			\$3,601,545

## TOTAL CONSTRUCTION COST

\$21,700,862

Cost/SqFt

\$125

Soft Costs

\$0

## FINANCE COST

Principal  
21,954,027Interest (%)  
5.8%Total Finance Cost  
\$25,730,808

	Current Asmt.	Years	Total Tax Value (@ 2% Increase/Yr)
LAND OFF TAX ROLL	\$0	30	\$0
PARKING TAX (No Increase)	\$36,080	30	\$1,082,400
TOTAL DEVELOPMENT COST			\$48,767,235

## CONSOLIDATION SAVINGS

	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)
RENT	\$1,190,546	30	\$58,512,006
	Employees	Hours/Wk	Total Savings
PROXIMITY EFFICIENCY	1,090	1	\$47,163,462
			Salary/Yr
			\$60,000
TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD			\$105,675,468

\$3,522,516 per year

## NET SAVINGS OVER 30 YEAR PERIOD

\$56,908,233

**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative B-2: Consolidated Office Space

DEVELOPMENT COSTS		Project Life (Yrs) = 30		BLOCK:	
LOT AREA		0			
LAND COST	Purchased Area	0	Cost	Total Cost	
			\$0.00		\$0
CONSTRUCTION COST					
# Floors	Height Limit			Total Floors	
	0			0	
	Lot Area	Floors		Total Area	
Bldg Area	0	0		0	
Gross Office Space	0	0		0	
	Bldg Area	Cost		Total Cost	
Base	0	\$100.00		\$0	
Fire Alarm	0	\$2.60		\$0	
Sprinklers	0	\$0.97		\$0	
Fire Escape	0	\$1,339.00		\$0	
Elevator Shaft	0	\$56,390.00		\$0	
Elevator Stops	0	\$5,000.00		\$0	
TOTAL					\$0
Tenant Improvements	Efficiency (%)	Pct/Cost		Total Cost	
Overall		7.7%		\$0	
Mechanical	80%	\$15.93		\$0	
TOTAL					\$0
TOTAL CONSTRUCTION COST					\$0
Cost/SqFt				ERR	
Soft Costs					\$0
FINANCE COST					
	Principal	Interest (%)		Total Finance Cost	
	0	5.8%		\$0	
LAND OFF TAX ROLL	Current Assmt.	Years		Total Tax Value (@ 2% Increase/Yr)	
	\$0	30		\$0	
TOTAL DEVELOPMENT COST					\$0
CONSOLIDATION SAVINGS					
RENT	Current Rent	Years		Total Rent (@ 3.2% Increase/Yr)	
	\$1,082,734	30		\$53,213,348	
PROXIMITY EFFICIENCY	Employees	Hours/Wk		Total Savings	Salary/Yr
	1,118	1		\$48,375,000	\$60,000
TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD				\$101,588,348	\$3,386,278 per year
NET SAVINGS OVER 30 YEAR PERIOD				\$101,588,348	

**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative B-3: New Office Building at Hayes/Polk/Fell

DEVELOPMENT COSTS                      Project Life (Yrs) = 30                      BLOCK: 0814

LOT AREA                                      40,700

	<b>Purchased Area</b>	<b>Cost</b>	<b>Total Cost</b>
LAND COST	40,698	\$173.00	\$7,040,754

**CONSTRUCTION COST**

<b># Floors</b>	<b>Height Limit</b>		<b>Total Floors</b>
	120		10
	<b>Lot Area</b>	<b>Floors</b>	<b>Total Area</b>
Bldg Area	40,700	10	407,000
Gross Office Space	40,700	9	366,300
Net Office Space @ 80% Efficiency			293,040

	<b>Bldg Area</b>	<b>Cost</b>	<b>Total Cost</b>
Base	407,000	\$100.00	\$40,700,000
Fire Alarm	407,000	\$2.60	\$1,058,200
Sprinklers	407,000	\$0.97	\$394,790
Fire Escape	9	\$1,339.00	\$12,051
Elevator Shaft	4	\$56,390.00	\$225,560
Elevator Stops	10	\$5,000.00	\$50,000
<b>TOTAL</b>			<b>\$42,440,601</b>

<b>Tenant Improvements</b>	<b>Efficiency (%)</b>	<b>Pct/Cost</b>	<b>Total Cost</b>
Overall		7.7%	\$3,267,926
Mechanical	80%	\$15.93	\$4,668,127
<b>TOTAL</b>			<b>\$7,936,053</b>

<b>TOTAL CONSTRUCTION COST</b>	<b>\$50,376,654</b>
Cost/SqFt	\$124
Soft Costs	\$0

	<b>Principal</b>	<b>Interest (%)</b>	<b>Total Finance Cost</b>
FINANCE COST	57,417,408	5.8%	\$67,295,004

	<b>Current Assmt.</b>	<b>Years</b>	<b>Total Tax Value (@ 2% Increase/Yr)</b>
LAND OFF TAX ROLL	\$69,334	30	\$2,812,747
PARKING TAX (No Increase)	\$12,250	30	\$367,500
<b>TOTAL DEVELOPMENT COST</b>			<b>\$127,892,659</b>

**CONSOLIDATION SAVINGS**

	<b>Current Rent</b>	<b>Years</b>	<b>Total Rent (@ 3.2% Increase/Yr)</b>	
RENT	\$1,889,519	30	\$92,864,574	
	<b>Employees</b>	<b>Hours/Wk</b>	<b>Total Savings</b>	<b>Salary/Yr</b>
PROXIMITY EFFICIENCY	1,391	1	\$60,187,500	\$60,000
<b>TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD</b>			<b>\$153,052,074</b>	<b>\$5,101,736 per year</b>

<b>NET SAVINGS OVER 30 YEAR PERIOD</b>	<b>\$25,159,415</b>
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**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative B-3: Consolidated Office Space

DEVELOPMENT COSTS		Project Life (Yrs) = 30		BLOCK:	
LOT AREA	0				
	Purchased Area	Cost	Total Cost		
LAND COST	0	\$0.00	\$0		
CONSTRUCTION COST					
	Height Limit			Total Floors	
# Floors	0			0	
	Lot Area	Floors	Total Area		
Bldg Area	0	0	0		
Gross Office Space	0	0	0		
	Bldg Area	Cost	Total Cost		
Base	0	\$100.00	\$0		
Fire Alarm	0	\$2.60	\$0		
Sprinklers	0	\$0.97	\$0		
Fire Escape	0	\$1,339.00	\$0		
Elevator Shaft	0	\$56,390.00	\$0		
Elevator Stops	0	\$5,000.00	\$0		
TOTAL			\$0		
Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost		
Overall		7.7%	\$0		
Mechanical	80%	\$15.93	\$0		
TOTAL			\$0		
TOTAL CONSTRUCTION COST				\$0	
Cost/SqFt				ERR	
Soft Costs				\$0	
	Principal	Interest (%)	Total Finance Cost		
FINANCE COST	0	5.8%	\$0		
	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)		
LAND OFF TAX ROLL	\$0	30	\$0		
TOTAL DEVELOPMENT COST				\$0	
CONSOLIDATION SAVINGS					
	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)		
RENT	\$1,614,171	30	\$79,331,990		
	Employees	Hours/Wk	Total Savings		Salary/Yr
PROXIMITY EFFICIENCY	1,103	1	\$47,725,962		\$60,000
TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD			\$127,057,951		\$4,235,265 per year
NET SAVINGS OVER 30 YEAR PERIOD			\$127,057,951		

TABLE 6

## Building Proforma / Fiscal Impact Analysis

Alternative C-1: Courthouse and New Office Building at McAllister/Van Ness/Golden Gate/Polk - 3/4 Block

DEVELOPMENT COSTS      Project Life (Yrs) = 30      BLOCK: 766-C1

LOT AREA      46,057

	Area	Cost	Total Cost
LAND COST	46,057	\$208.00	\$9,579,856

## CONSTRUCTION COST

	Height Limit		Total Floors
# Floors	70		5
	Lot Area	Floors	Total Area
Bldg Area	46,057	6	276,342
Gross Office Space	46,057	5	230,285

	Bldg Area	Cost	Total Cost
Base	276,342	\$100.00	\$27,634,200
Fire Alarm	276,342	\$2.60	\$718,489
Sprinklers	276,342	\$0.97	\$268,052
Fire Escape	4	\$1,339.00	\$5,356
Elevator Shaft	4	\$56,390.00	\$225,560
Elevator Stops	6	\$5,000.00	\$30,000
TOTAL			\$28,881,657

Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost
Overall		7.7%	\$2,223,888
Mechanical	80%	\$15.93	\$2,934,752
TOTAL			\$5,158,640

TOTAL CONSTRUCTION COST	\$34,040,297
Cost/SqFt	\$123
Soft Costs	\$0

	Principal	Interest (%)	Total Finance Cost
FINANCE COST	43,620,153	5.8%	\$51,124,187

	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)
LAND OFF TAX ROLL	\$62,629	30	\$2,540,738

TOTAL DEVELOPMENT COST      \$97,285,078

## CONSOLIDATION SAVINGS

	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)
RENT	\$1,190,546	30	\$58,512,006
	Employees	Hours/Wk	Total Savings      Salary/Yr
PROXIMITY EFFICIENCY	1,116	1	\$48,288,462      \$60,000

TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD      \$106,800,468      \$3,560,016 per year

NET SAVINGS OVER 30 YEAR PERIOD      \$9,515,390

TABLE 6

## Building Proforma / Fiscal Impact Analysis

## Alternative C-1: Grove Street Annex Office Building

DEVELOPMENT COSTS      Project Life (Yrs) = 30      BLOCK: 811-C1

LOT AREA      21,240

	Purchased Area	Cost	Total Cost
LAND COST	7,443	\$92.00	\$684,756

## CONSTRUCTION COST

	Height Limit	Total Floors
# Floors	70	5

	Lot Area	Floors	Total Area
Bldg Area	21,240	5	106,200
Gross Office Space	21,240	5	106,200

	Bldg Area	Cost	Total Cost
Base	106,200	\$100.00	\$10,620,000
Fire Alarm	106,200	\$2.60	\$276,120
Sprinklers	106,200	\$0.97	\$103,014
Fire Escape	4	\$1,339.00	\$5,356
Elevator Shaft	2	\$56,390.00	\$112,780
Elevator Stops	5	\$5,000.00	\$25,000
TOTAL			\$11,142,270

Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost
Overall		7.7%	\$857,955
Mechanical	80%	\$15.93	\$1,353,413
TOTAL			\$2,211,368

TOTAL CONSTRUCTION COST	\$13,353,638
Cost/SqFt	\$126
Soft Costs	\$0

FINANCE COST	Principal	Interest (%)	Total Finance Cost
	14,038,394	5.8%	\$16,453,438

LAND OFF TAX ROLL	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)
	\$5,000	30	\$202,840

TOTAL DEVELOPMENT COST      \$30,694,672

## CONSOLIDATION SAVINGS

	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)
RENT	\$2,478,795	30	\$121,825,841
	Employees	Hours/Wk	Total Savings
PROXIMITY EFFICIENCY	903	1	\$39,072,115
			Salary/Yr
			\$60,000

TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD      \$160,897,957      \$5,363,265 per year

NET SAVINGS OVER 30 YEAR PERIOD      \$130,203,285



**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative C-1: Consolidated Office Space

DEVELOPMENT COSTS		Project Life (Yrs) = 30		BLOCK:	
LOT AREA		0			
	Purchased Area	Cost	Total Cost		
LAND COST	0	\$0.00	\$0		
CONSTRUCTION COST					
	Height Limit		Total Floors		
# Floors	0		0		
	Lot Area	Floors	Total Area		
Bldg Area	0	0	0		
Gross Office Space	0	0	0		
	Bldg Area	Cost	Total Cost		
Base	0	\$100.00	\$0		
Fire Alarm	0	\$2.60	\$0		
Sprinklers	0	\$0.97	\$0		
Fire Escape	0	\$1,339.00	\$0		
Elevator Shaft	0	\$56,390.00	\$0		
Elevator Stops	0	\$5,000.00	\$0		
TOTAL			\$0		
Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost		
Overall		7.7%	\$0		
Mechanical	80%	\$15.93	\$0		
TOTAL			\$0		
TOTAL CONSTRUCTION COST			\$0		
Cost/SqFt			ERR		
Soft Costs			\$0		
FINANCE COST	Principal	Interest (%)	Total Finance Cost		
	0	5.8%	\$0		
LAND OFF TAX ROLL	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)		
	\$0	30	\$0		
TOTAL DEVELOPMENT COST			\$0		
<hr/>					
CONSOLIDATION SAVINGS					
	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)		
RENT	\$513,952	30	\$25,259,303		
	Employees	Hours/Wk	Total Savings	Salary/Yr	
PROXIMITY EFFICIENCY	867	1	\$37,514,423	\$60,000	
TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD			\$62,773,726	\$2,092,458	per year
<hr/>					
NET SAVINGS OVER 30 YEAR PERIOD			\$62,773,726		

**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative C-2: New Office Building at McAllister/Van Ness/Golden Gate/Polk - 3/4 Block

DEVELOPMENT COSTS      Project Life (Yrs) = 30      BLOCK: 766-C2

LOT AREA      67,189

	Area	Cost	Total Cost
LAND COST	62,429	\$196.00	\$12,236,084

**CONSTRUCTION COST**

	Height Limit		Total Floors
# Floors	130		10

	Lot Area	Floors	Total Area
Bldg Area	67,189	7	470,323
Gross Office Space	67,189	6	403,134

	Bldg Area	Cost	Total Cost
Base	470,323	\$100.00	\$47,032,300
Fire Alarm	470,323	\$2.60	\$1,222,840
Sprinklers	470,323	\$0.97	\$456,213
Fire Escape	9	\$1,339.00	\$12,051
Elevator Shaft	6	\$56,390.00	\$338,340
Elevator Stops	10	\$5,000.00	\$50,000
<b>TOTAL</b>			<b>\$49,111,744</b>

Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost
Overall		7.7%	\$3,781,604
Mechanical	80%	\$15.93	\$5,137,540
<b>TOTAL</b>			<b>\$8,919,144</b>

<b>TOTAL CONSTRUCTION COST</b>	<b>\$58,030,888</b>
Cost/SqFt	\$123
Soft Costs	\$0

	Principal	Interest (%)	Total Finance Cost
FINANCE COST	70,266,972	5.8%	\$82,355,095

	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)
LAND OFF TAX ROLL	\$92,906	30	\$3,769,018

**TOTAL DEVELOPMENT COST**      **\$156,391,085**

**CONSOLIDATION SAVINGS**

	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)	
RENT	\$2,279,856	30	\$112,048,546	
	Employees	Hours/Wk	Total Savings	Salary/Yr
PROXIMITY EFFICIENCY	1,480	1	\$64,038,462	\$60,000

**TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD**      **\$176,087,007**      **\$5,869,567 per year**

<b>NET SAVINGS OVER 30 YEAR PERIOD</b>	<b>\$19,695,922</b>
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**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative C-2: Grove Street Annex Office Building

**DEVELOPMENT COSTS**                      **Project Life (Yrs) = 30**                      **BLOCK: 811-C2**

<b>LOT AREA</b>	21,240		
	<b>Purchased Area</b>	<b>Cost</b>	<b>Total Cost</b>
<b>LAND COST</b>	7,443	\$92.00	\$684,756
<b>CONSTRUCTION COST</b>			
	<b>Height Limit</b>		<b>Total Floors</b>
<b># Floors</b>	70		5
	<b>Lot Area</b>	<b>Floors</b>	<b>Total Area</b>
<b>Bldg Area</b>	21,240	5	106,200
<b>Gross Office Space</b>	21,240	5	106,200
	<b>Bldg Area</b>	<b>Cost</b>	<b>Total Cost</b>
Base	106,200	\$100.00	\$10,620,000
Fire Alarm	106,200	\$2.60	\$276,120
Sprinklers	106,200	\$0.97	\$103,014
Fire Escape	4	\$1,339.00	\$5,356
Elevator Shaft	2	\$56,390.00	\$112,780
Elevator Stops	5	\$5,000.00	\$25,000
<b>TOTAL</b>			<b>\$11,142,270</b>
<b>Tenant Improvements</b>	<b>Efficiency (%)</b>	<b>Pct/Cost</b>	<b>Total Cost</b>
Overall		7.7%	\$857,955
Mechanical	80%	\$15.93	\$1,353,413
<b>TOTAL</b>			<b>\$2,211,368</b>
<b>TOTAL CONSTRUCTION COST</b>			<b>\$13,353,638</b>
Cost/SqFt			\$126
Soft Costs			\$0

<b>FINANCE COST</b>	<b>Principal</b>	<b>Interest (%)</b>	<b>Total Finance Cost</b>
	14,038,394	5.8%	\$16,453,438
<b>LAND OFF TAX ROLL</b>	<b>Current Assmt.</b>	<b>Years</b>	<b>Total Tax Value (@ 2% Increase/Yr)</b>
	\$5,000	30	\$202,840
<b>TOTAL DEVELOPMENT COST</b>			<b>\$30,694,672</b>

<b>CONSOLIDATION SAVINGS</b>	<b>Current Rent</b>	<b>Years</b>	<b>Total Rent (@ 3.2% Increase/Yr)</b>
<b>RENT</b>	\$1,068,923	30	\$52,534,576
	<b>Employees</b>	<b>Hours/Wk</b>	<b>Total Savings</b>
<b>PROXIMITY EFFICIENCY</b>	827	1	\$35,783,654
			<b>Salary/Yr</b>
			\$60,000
<b>TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD</b>			<b>\$88,318,230</b>
			<b>\$2,943,941 per year</b>

<b>NET SAVINGS OVER 30 YEAR PERIOD</b>	<b>\$57,623,558</b>
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**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative C-2: Consolidated Office Space

DEVELOPMENT COSTS		Project Life (Yrs) = 30		BLOCK:	
LOT AREA		0			
LAND COST	Purchased Area	0	Cost	Total Cost	
			\$0.00		\$0
CONSTRUCTION COST					
# Floors	Height Limit	0	Total Floors		0
	Lot Area		Total Area		
Bldg Area	0	0			0
Gross Office Space	0	0			0
	Bldg Area	Cost	Total Cost		
Base	0	\$100.00			\$0
Fire Alarm	0	\$2.60			\$0
Sprinklers	0	\$0.97			\$0
Fire Escape	0	\$1,339.00			\$0
Elevator Shaft	0	\$56,390.00			\$0
Elevator Stops	0	\$5,000.00			\$0
TOTAL					\$0
Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost		
Overall		7.7%			\$0
Mechanical	80%	\$15.93			\$0
TOTAL					\$0
TOTAL CONSTRUCTION COST					\$0
Cost/SqFt				ERR	
Soft Costs					\$0
FINANCE COST	Principal	0	Interest (%)	Total Finance Cost	
			5.8%		\$0
LAND OFF TAX ROLL	Current Assmt.	\$0	Years	Total Tax Value (@ 2% Increase/Yr)	
			30		\$0
TOTAL DEVELOPMENT COST					\$0

**CONSOLIDATION SAVINGS**

	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)		
RENT	\$688,654	30	\$33,845,418		
	Employees	Hours/Wk	Total Savings	Salary/Yr	
PROXIMITY EFFICIENCY	616	1	\$26,653,846	\$60,000	
TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD			\$60,499,264	\$2,016,642	per year

<b>NET SAVINGS OVER 30 YEAR PERIOD</b>	<b>\$60,499,264</b>
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TABLE 6

## Building Proforma / Fiscal Impact Analysis

Alternative C-3: New Office Building at McAllister/Polk/Golden Gate - 1/2 Block

DEVELOPMENT COSTS      Project Life (Yrs) = 30      BLOCK: 766-C3

## LOT AREA

61,113

## LAND COST

Area	Cost	Total Cost
38,265	\$454.00	\$17,372,310

## CONSTRUCTION COST

# Floors	Height Limit	Floors	Total Floors
	130		8
Bldg Area	Lot Area		Total Area
61,113	61,113	7	427,791
Gross Office Space	61,113	6	366,678

	Bldg Area	Cost	Total Cost
Base	427,791	\$100.00	\$42,779,100
Fire Alarm	427,791	\$2.60	\$1,112,257
Sprinklers	427,791	\$0.97	\$414,957
Fire Escape	8	\$1,339.00	\$10,712
Elevator Shaft	6	\$56,390.00	\$338,340
Elevator Stops	9	\$5,000.00	\$45,000
<b>TOTAL</b>			<b>\$44,700,366</b>

Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost
Overall		7.7%	\$3,441,928
Mechanical	80%	\$15.93	\$4,672,944
<b>TOTAL</b>			<b>\$8,114,873</b>

TOTAL CONSTRUCTION COST	Cost/SqFt	Soft Costs
	\$52,815,238	\$123
		\$0

FINANCE COST	Principal	Interest (%)	Total Finance Cost
	70,187,548	5.8%	\$82,262,008

LAND OFF TAX ROLL	Current AssmL	Years	Total Tax Value (@ 2% Increase/Yr)
	\$0	30	\$0

<b>TOTAL DEVELOPMENT COST</b>	<b>\$152,449,557</b>
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## CONSOLIDATION SAVINGS

RENT	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)
	\$2,279,856	30	\$112,048,546
PROXIMITY EFFICIENCY	Employees	Hours/Wk	Total Savings
	1,480	1	\$64,038,462
			Salary/Yr \$60,000

<b>TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD</b>	<b>\$176,087,007</b>	<b>\$5,869,567 per year</b>
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<b>NET SAVINGS OVER 30 YEAR PERIOD</b>	<b>\$23,637,451</b>
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**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative C-3: Grove Street Annex Office Building

DEVELOPMENT COSTS      Project Life (Yrs) = 30      BLOCK: 811-C3

LOT AREA	21,240		
	Purchased Area	Cost	Total Cost
LAND COST	7,493	\$92.00	\$689,356

CONSTRUCTION COST	Height Limit		Total Floors
# Floors	70		5
	Lot Area	Floors	Total Area
Bldg Area	21,240	5	106,200
Gross Office Space	21,240	5	106,200

	Bldg Area	Cost	Total Cost
Base	106,200	\$100.00	\$10,620,000
Fire Alarm	106,200	\$2.60	\$276,120
Sprinklers	106,200	\$0.97	\$103,014
Fire Escape	4	\$1,339.00	\$5,356
Elevator Shaft	2	\$56,390.00	\$112,780
Elevator Stops	5	\$5,000.00	\$25,000
<b>TOTAL</b>			<b>\$11,142,270</b>

Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost
Overall		7.7%	\$857,955
Mechanical	80%	\$15.93	\$1,353,413
<b>TOTAL</b>			<b>\$2,211,368</b>

<b>TOTAL CONSTRUCTION COST</b>	<b>\$13,353,638</b>
Cost/SqFt	\$126
Soft Costs	\$0

FINANCE COST	Principal	Interest (%)	Total Finance Cost
	14,042,994	5.8%	\$16,458,829

LAND OFF TAX ROLL	Current Assmt	Years	Total Tax Value (@ 2% Increase/Yr)
	\$5,000	30	\$202,840

<b>TOTAL DEVELOPMENT COST</b>	<b>\$30,704,663</b>
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**CONSOLIDATION SAVINGS**

RENT	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)
	\$1,389,485	30	\$68,289,301
PROXIMITY EFFICIENCY	Employees	Hours/Wk	Total Savings      Salary/Yr
	617	1	\$26,697,115      \$60,000

<b>TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD</b>	<b>\$94,986,417</b>	<b>\$3,166,214 per year</b>
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<b>NET SAVINGS OVER 30 YEAR PERIOD</b>	<b>\$64,281,754</b>
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**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

Alternative C-3: Consolidated Office Space

DEVELOPMENT COSTS		Project Life (Yrs) = 30		BLOCK:	
LOT AREA	0				
LAND COST	Purchased Area	Cost	Total Cost		
	0	\$0.00	\$0		
CONSTRUCTION COST					
# Floors	Height Limit			Total Floors	
	0			0	
	Lot Area	Floors	Total Area		
Bldg Area	0	0	0		
Gross Office Space	0	0	0		
	Bldg Area	Cost	Total Cost		
Base	0	\$100.00	\$0		
Fire Alarm	0	\$2.60	\$0		
Sprinklers	0	\$0.97	\$0		
Fire Escape	0	\$1,339.00	\$0		
Elevator Shaft	0	\$56,390.00	\$0		
Elevator Stops	0	\$5,000.00	\$0		
TOTAL			\$0		
Tenant Improvements	Efficiency (%)	Pct/Cost	Total Cost		
Overall		7.7%	\$0		
Mechanical	80%	\$15.93	\$0		
TOTAL			\$0		
TOTAL CONSTRUCTION COST			\$0		
Cost/SqFt			ERR		
Soft Costs			\$0		
FINANCE COST	Principal	Interest (%)	Total Finance Cost		
	0	5.8%	\$0		
LAND OFF TAX ROLL	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)		
	\$0	30	\$0		
TOTAL DEVELOPMENT COST			\$0		
CONSOLIDATION SAVINGS					
RENT	Current Rent	Years	Total Rent (@ 3.2% Increase/Yr)		
	\$606,312	30	\$29,896,833		
	Employees	Hours/Wk	Total Savings	Salary/Yr	
PROXIMITY EFFICIENCY	848	1	\$36,692,308	\$60,000	
TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD			\$66,589,141	\$2,219,638 per year	
NET SAVINGS OVER 30 YEAR PERIOD			\$66,589,141		

**TABLE 6**  
**Building Proforma / Fiscal Impact Analysis**

**Disparate Functional Clusters**

DEVELOPMENT COSTS		Project Life (Yrs) = 30		BLOCK:
LOT AREA	0			
	Purchased Area	Cost	Total Cost	
LAND COST	0	\$0.00	\$0	
CONSTRUCTION COST				
	Height Limit		Total Floors	
# Floors	0		0	
	Lot Area	Floors	Total Area	
Bldg Area	0	0	0	
Gross Office Space	0	0	0	
	Bldg Area	Cost	Total Cost	
Base	0	\$100.00	\$0	
Fire Alarm	0	\$2.60	\$0	
Sprinklers	0	\$0.97	\$0	
Fire Escape	0	\$1,339.00	\$0	
Elevator Shaft	0	\$56,390.00	\$0	
Elevator Stops	0	\$5,000.00	\$0	
TOTAL			\$0	
	Efficiency (%)	Pct/Cost	Total Cost	
Tenant Improvements				
Overall		7.7%	\$0	
Mechanical	80%	\$15.93	\$0	
TOTAL			\$0	
TOTAL CONSTRUCTION COST			\$0	
Cost/SqFt			ERR	
Soft Costs			\$0	
	Principal	Interest (%)	Total Finance Cost	
FINANCE COST	0	5.8%	\$0	
	Current Assmt.	Years	Total Tax Value (@ 2% Increase/Yr)	
LAND OFF TAX ROLL	\$0	30	\$0	
TOTAL DEVELOPMENT COST			\$0	

**CONSOLIDATION SAVINGS**

	<b>Current Rent</b>	<b>Years</b>	<b>Total Rent (@ 3.2% Increase/Yr)</b>		
<b>RENT</b>	\$11,065,160	30	\$543,821,666		
	<b>Employees</b>	<b>Hours/Wk</b>	<b>Total Savings</b>	<b>Salary/Yr</b>	
<b>PROXIMITY EFFICIENCY</b>	4,099	1	\$177,360,577	\$60,000	
<b>TOTAL CONSOLIDATION SAVINGS OVER 30 YEAR PERIOD</b>			<b>\$721,182,243</b>	<b>\$24,039,408</b>	<b>per year</b>

**NET SAVINGS OVER 30 YEAR PERIOD** **\$721,182,243**

### Costs of Locating City Agencies in Disparate Buildings

There are over 4,000 city office workers located in over 53 buildings throughout the city. Numerous city agencies are located in multiple locations and employees must travel between buildings to conduct business. Numerous city agencies maintain frequent interaction with other agencies that perform functions for them or have similar functions and clientele; these agencies spend considerable staff time traveling between buildings. In many buildings older circulations systems and elevators delay staff and decrease efficiencies. A review of these impediments to staff efficiencies identified the following costs associated with functionally-related agencies being located in disparate buildings.

Cluster	No. Employees Traveling	Annual Rent Paid
4	0	\$0
3	115	\$229,789
4	11	\$20,547
5	247	\$549,473
6	332	\$734,287
7	379	\$228,911
6	454	\$1,143,966
9	663	\$3,468,409
10	38	\$105,725
11	0	0
12	50	0
19	54	\$149,500
14	115	\$241,316
15	286	\$1,089,310
16	790	\$949,230
17	206	\$715,873
12	3	\$10,800
19	78	0
20	273	\$1,428,024
TOTAL	4,099	\$11,065,160

The cost in wages "lost" through staff travel time, assuming one hour lost in travel per employee per week and a \$30. hourly wage for 50 weeks per year, would be \$6,148,500 per year. The cost of travel time plus rent paid for these agencies represents \$17,213,660 a year.

This amount, plus annual rent increases, represents a total cost of \$721,182,243 over the 30 year period of our study (see Table 6 under the heading "Disparate Functional Clusters").

## PUBLIC CONTACT STATUS

H

San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE NEEDS SURVEY  
PUBLIC CONTACT STATUS

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39 - Commission on the Status of Women  
25 Van Ness Avenue Suite 130

- No Public Contact	X - Individual/Small Group	Y - Public Svc Counter	X - Public Waiting Area
X - Large Public Meetings	Avg Contacts per Day - 17	Hours 0800-1700	7 Staff 1   1 Small Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start End Day of Wk
-----	-----	-----	-----
1	25	3	1630 1930 Th

X - Other - they have a medium size room for the public to look at COSW

41 - Human Rights Commission  
25 Van Ness Avenue 8th Floor

- No Public Contact	X - Individual/Small Group	Y - Public Svc Counter	X - Public Waiting Area
X - Large Public Meetings	Avg Contacts per Day - 4	Hours 0800-1730	15 Staff 3   1 Small Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start End Day of Wk
-----	-----	-----	-----
1	35	4	1600 2000 Th
2	15	4	1000 1630

- Other -

42 - Public Administrator/Public Guardian  
25 Van Ness Avenue Suite 200

- No Public Contact	- Individual/Small Group	Y - Public Svc Counter	- Public Waiting Area
X - Large Public Meetings	Avg Contacts per Day -	Hours 0800-1700	Staff   2 Small Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start End Day of Wk
-----	-----	-----	-----
1			

X - Other - the respondent indicated that the number of public contacts

San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE NEEDS SURVEY  
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43 - Real Estate Department  
25 Van Ness Avenue Suite 400  
- No Public Contact | X - Individual/Small Group | Y - Public Svc Counter | X - Public Waiting Area  
- Large Public Meetings | Avg Contacts per Day - 3 | Hours 0800-1700 Contacts - 5 Staff | 1 Small Med Large  
Mtg No Avg. # Attend Length of Mtg Start End Day of Wk  
-----  
1  
- Other -

44 - Rent Board  
25 Van Ness Avenue Suite 320  
- No Public Contact | - Individual/Small Group | Y - Public Svc Counter | X - Public Waiting Area  
X - Large Public Meetings | Avg Contacts per Day - | Hours 0800-1700 Contacts - 35 Staff 1 | Small 1 Med Large  
Mtg No Avg. # Attend Length of Mtg Start End Day of Wk 4 days/wk  
-----  
1 16 2 0900 1100  
2 12 2 1730 1930  
- Other -

45 - San Francisco Art Commission  
25 Van Ness Avenue Suite 240  
- No Public Contact | - Individual/Small Group | - Public Svc Counter | - Public Waiting Area  
- Large Public Meetings | Avg Contacts per Day - | Hours - Contacts - Staff | Small Med Large  
Mtg No Avg. # Attend Length of Mtg Start End Day of Wk  
-----  
1  
- Other -



San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE NEEDS SURVEY  
PUBLIC CONTACT STATUS

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48 - San Francisco Fire Department  
260 Golden Gate Avenue

- No Public Contact	- Individual/Small Group	Y - Public Svc Counter	- Public Waiting Area
X - Large Public Meetings	Avg Contacts per Day -	Hours 0730-1700	Staff 4
Mtg No	Avg. # Attend Length of Mtg Start End	Day of Wk	Small Med Large
-----	-----	-----	
1	20 2	2&3 Tu	
- Other -			

51 - SF Community College District Administration  
33 Gough Street

- No Public Contact	X - Individual/Small Group	Y - Public Svc Counter	- Public Waiting Area
X - Large Public Meetings	Avg Contacts per Day -	Hours 0800-1700	Staff 1
Mtg No	Avg. # Attend Length of Mtg Start End	Day of Wk	Small Med Large
-----	-----	-----	
1			
- Other -			

54 - War Memorial & Performing Arts Center  
401 Van Ness Avenue Room 110

- No Public Contact	- Individual/Small Group	- Public Svc Counter	- Public Waiting Area
- Large Public Meetings	Avg Contacts per Day -	Hours -	Staff
Mtg No	Avg. # Attend Length of Mtg Start End	Day of Wk	Small Med Large
-----	-----	-----	
1			
- Other -			

San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE NEEDS SURVEY  
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55 - Civil Service Commission									
44 Gough Street					Suite 130				
- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		- Public Waiting Area			
- Large Public Meetings		Avg Contacts per Day - 200		Hours 0800-1700		300 Staff	7	1 Small	Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk				
-----	-----	-----	-----	-----	-----				
1	75	1400	1M, 3M						
- Other -									
58 - Housing Authority									
440 Turk Street									
- No Public Contact		- Individual/Small Group		- Public Svc Counter		- Public Waiting Area			
- Large Public Meetings		Avg Contacts per Day -		Hours -		Staff		Small	Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk				
-----	-----	-----	-----	-----	-----				
1									
- Other -									
60 - Department of City Planning									
450 McAllister Street					6th Floor				
- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		- Public Waiting Area			
- Large Public Meetings		Avg Contacts per Day - 30		Hours 1000-1700		70 Staff	3	1 Small	Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk				
-----	-----	-----	-----	-----	-----				
1	200	8	1330	2000	Th				
2	40	4	0900	1300	Last W				
- Other -									

San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE NEEDS SURVEY  
PUBLIC CONTACT STATUS

66 - Relocation Appeals Board				770 Golden Gate Avenue				3rd Floor			
- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area					
- Large Public Meetings		Avg Contacts per Day -		9		Hours 0800-1700					
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk	Contacts -	10 Staff	1	Med	Large	
1	17	2	1100	1300	1W/3Th						
Other -											

67 - San Francisco Redevelopment Agency				770 Golden Gate Avenue			
- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area	
K	- Large Public Meetings	Avg Contacts per Day	- 40	Hours 0800-1700	Contacts -	40 Staff	4 Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start End	Day of Wk			
1	40	3	1600 1900	Tu			
- Other - Executive office has a two seat waiting area.							

68 - Assessor's Office				City Hall				Room 101			
- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area					
- Large Public Meetings		Avg Contacts per Day - 15		Hours 0800-1700		1 Small Med Large					
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk	Staff	3				
-----		-----	-----	-----	-----	-----	-----				
1		1		1		1					
Other -		Other -		Other -		Other -					

## PUBLIC CONTACT STATUS

69 - Board of Permit Appeals

City Hall				Room 154A			
X - No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area	
X - Large Public Meetings		Avg Contacts per Day - 3		Hours 0800-1700		25 Staff 3 1 Small Med Large	
Mtg No	Avg. # Attend	Length of Mtg	Start End	Day of Wk			
1	60	4	1730 2230	W			
- Other -							

72 - Civil Service Commission

City Hall				Room 151			
X - No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area	
X - Large Public Meetings		Avg Contacts per Day -		Hours 0800-1700		30 Staff 9 1 Small Med Large	
Mtg No	Avg. # Attend	Length of Mtg	Start End	Day of Wk			
1	100		1400	1M & 3M			
- Other -							

74 - Convention Facilities Department

City Hall				Room 271			
X - No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area	
X - Large Public Meetings		Avg Contacts per Day -		Hours		Staff 1 Small Med Large	
Mtg No	Avg. # Attend	Length of Mtg	Start End	Day of Wk			
1							
- Other -							

San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE NEEDS SURVEY  
PUBLIC CONTACT STATUS

79 - Film and Video Arts Commission

City Hall				Room 205			
X - Individual/Small Group		Y - Public Svc Counter		Public Waiting Area			
Avg	Length of Mtg	Avg	Length of Mtg	Hours	0800-1800	Contacts	
1	30	2	1400	1600	W		
- Other -							

80 - Grants for the Arts

City Hall				Room 289			
X - Individual/Small Group		Y - Public Svc Counter		Public Waiting Area			
Avg	Length of Mtg	Avg	Length of Mtg	Hours	0830-1700	Contacts	
1	250	3	1600	1900	2xYr		
2	15	2	1500	1700	1xmo		
- Other -							

84 - Moscone Convention Center Expansion

City Hall				Room 271			
X - Individual/Small Group		Y - Public Svc Counter		Public Waiting Area			
Avg	Length of Mtg	Avg	Length of Mtg	Hours	-	Contacts	
1	30	2	1400	1600	W		
- Other -							

San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE NEEDS SURVEY  
PUBLIC CONTACT STATUS

7/27/93

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85 - Municipal Court

City Hall

Room 303

- No Public Contact | - Individual/Small Group | - Public Svc Counter | - Public Waiting Area  
X - Large Public Meetings | Avg Contacts per Day - | Hours 0800-1630 | 400 Staff | Small Med Large  
Mtg No Avg. # Attend Length of Mtg Start End Day of Wk -----

1  
X - Other - Most litigants waiting fin small claims need place to fill o

88 - Purchaser (Mailroom & Reproduction)

City Hall

Room 50

- No Public Contact | X - Individual/Small Group | Y - Public Svc Counter | - Public Waiting Area  
- Large Public Meetings | Avg Contacts per Day - 5 | Hours 0800-1700 | 30 Staff 8 | Small Med Large  
Mtg No Avg. # Attend Length of Mtg Start End Day of Wk -----

1  
- Other - Persons served (clients) are mainly City employees.

89 - Recorder's Office

City Hall

Room 167

- No Public Contact | - Individual/Small Group | Y - Public Svc Counter | X - Public Waiting Area  
- Large Public Meetings | Avg Contacts per Day - | Hours 0800-1700 | 150 Staff 30 | Small 1 Med Large  
Mtg No Avg. # Attend Length of Mtg Start End Day of Wk -----

1  
X - Other - Public service area for about 30 people (public) to use m/cr

H



San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE NEEDS SURVEY  
PUBLIC CONTACT STATUS

90 - Registrar of Voters

City Hall				Room 158			
- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area	
X - Large Public Meetings	Avg Contacts per Day -	12	Hours 0800-1700	Contacts -	25	Staff 2	Small Med 1 Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk		
2	17	2	1730	1930	1W		
1	24	3	0700	1000	Daily		

X - Other - Can have as many as 1000 people/day at the counter during el

92 - Sheriff's Office

City Hall				Room 333			
- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area	
X - Large Public Meetings	Avg Contacts per Day -	12	Hours 0800-1700	Contacts -	Staff	Small Med Large	
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk		
1							

- Other -

95 - Superior Court

City Hall				Room 313			
- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area	
X - Large Public Meetings	Avg Contacts per Day -	500	Hours 0800-1700	Contacts -	400	Staff 8	Small Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk		
1	20	2	1730	1930	Mon		

X - Other - people wait in the corridors

96 - Tax Collector's Office City Hall Room 107

- No Public Contact	X - Individual/Small Group	Y - Public Svc Counter	X - Public Waiting Area
- Large Public Meetings	Avg Contacts per Day - 120	Hours 0800-1700	120 Staff **
Mtg No	Avg. # Attend	Length of Mtg	Start End Day of Wk
-----	-----	-----	-----
1			2 Small 2 Med Large

X - Other - Can be as many as 2000 people served daily at the counter du

98 - Treasurer's Office City Hall Room 110

- No Public Contact	X - Individual/Small Group	Y - Public Svc Counter	X - Public Waiting Area
- Large Public Meetings	Avg Contacts per Day - 300	Hours 0830-1630	300 Staff 7
Mtg No	Avg. # Attend	Length of Mtg	Start End Day of Wk
-----	-----	-----	-----
1			Small Med 1 Large

X - Other - Receiving area for currency (Brinks) delivery and pick-up sp

99 - Waterfront Transportation City Hall Room 158A

- No Public Contact	X - Individual/Small Group	- Public Svc Counter	- Public Waiting Area
X - Large Public Meetings	Avg Contacts per Day - 5	Hours -	Staff
Mtg No	Avg. # Attend	Length of Mtg	Start End Day of Wk
-----	-----	-----	-----
1	60	2	1800 2100 varies

X - Other - Interdepartmental staff mtgs. (8-25 people) needed in Civic

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100 - Assessment Appeals Board

				City Hall		Room 2C	
- No Public Contact	- Individual/Small Group	- Public Svc Counter	- Public Waiting Area				
X - Large Public Meetings	Avg Contacts per Day -	Hours 0800-1700	Staff	2	1	Small	Med Large
Mtg No	Avg. # Attend Length of Mtg	Start End	Day of Wk				
-----	-----	-----	-----				
1	10 5	0930 1630	Tu,W,Th				

X - Other - Taxpayers meet w/ staff at staff's desks.

109 - Purchaser

				City Hall		Room 270	
- No Public Contact	- Individual/Small Group	- Public Svc Counter	- Public Waiting Area				
X - Large Public Meetings	Avg Contacts per Day -	Hours 0800-1700	Staff	2	75	Small	Med Large
Mtg No	Avg. # Attend Length of Mtg	Start End	Day of Wk				
-----	-----	-----	-----				
1	10 2	1400 1600	M				
2	10 2	1400 1600	F				

- Other -

A-Mayor's Office

				10 United Nations Plaza		Suite 600	
- No Public Contact	- Individual/Small Group	- Public Svc Counter	- Public Waiting Area				
X - Large Public Meetings	Avg Contacts per Day -	Hours -	Staff			Small	Med Large
Mtg No	Avg. # Attend Length of Mtg	Start End	Day of Wk				
-----	-----	-----	-----				
1	40 3	1730 2030	M				

- Other -

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A-Mayor's Office

28 - Employee Relations Div. - Mayor's Office	1390 Market Street	Suite 230
- No Public Contact	- Individual/Small Group	- Public Waiting Area
- Large Public Meetings	Avg Contacts per Day -	Staff
Mtg No	Avg. # Attend Length of Mtg Start End	Small Med Large
-----	-----	
1		
- Other -		

83 - Mayor's Office	City Hall	Room 200
- No Public Contact	- Individual/Small Group	- Public Waiting Area
- Large Public Meetings	Avg Contacts per Day -	Staff
Mtg No	Avg. # Attend Length of Mtg Start End	Small Med Large
-----	-----	
1		
- Other -		

93 - Mayor's Off. Econ Plan. & Dev./Sm. Bus. Adv. Comm.	City Hall	Room 156
- No Public Contact	- Individual/Small Group	- Public Waiting Area
X - Large Public Meetings	Avg Contacts per Day - 75	Staff 5
Mtg No	Avg. # Attend Length of Mtg Start End	1 Small Med Large
-----	-----	
1	50 3 1700 2000 2M	
X - Other - 2 Conference rooms are used for frequent meetings with Bus.		

San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE NEEDS SURVEY  
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A-Mayor's Office

113 - Mayor's Office of Housing										10 United Nations Plaza										Suite 600									
- No Public Contact		X - Individual/Small Group		- Public Svc Counter		- Public Waiting Area		Staff		1 Small		Med		Large															
X - Large Public Meetings		Avg Contacts per Day -		5		Hours		Contacts -																					
Mtg No		Avg. # Attend		Length of Mtg		Start		End		Day of Wk																			
1		40		3		1730		2030		M																			
- Other -																													

B-Board of Supervisors - BOS

5 - Delinquency Prevention Commission (BOS)										1095 Market Street										Suite 202									
- No Public Contact		X - Individual/Small Group		- Public Svc Counter		- Public Waiting Area		Staff		1 Small		Med		Large															
X - Large Public Meetings		Avg Contacts per Day -		2		Hours		Contacts -																					
Mtg No		Avg. # Attend		Length of Mtg		Start		End		Day of Wk																			
1		35		3		1200		1500		1F																			
2		35		3		0900		1200		1Tu																			
3		20		3		1730		2030		3Tu																			
4		35		2		1730		1930		2Th																			
5		10																											
- Other -																													

70 - Board of Supervisors

City Hall										Room 235									
- No Public Contact		X - Individual/Small Group		- Public Svc Counter		- Public Waiting Area		Staff		1 Small		Med		Large					
X - Large Public Meetings		Avg Contacts per Day -		25		Hours		Contacts -											
Mtg No		Avg. # Attend		Length of Mtg		Start		End		Day of Wk									
8		20		2		1400		1600		2&4Th									
7		50		3		1000		1330		1&3Th									

B-Board of Supervisors - BOS

City Hall														Room 235			
70 - Board of Supervisors																	
- No Public Contact				X - Individual/Small Group				Y - Public Svc Counter				X - Public Waiting Area					
X - Large Public Meetings				Avg Contacts per Day - 25				Hours 0800-1700				Contacts -					
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk												
-----																	
6	40	2	1400	1600	W												
5	60	4	1000	1400	1K3W												
4	50	3	1400	1700	2K4Tu												
3	45	3	1000	1230	1K3Tu												
2	50	4	1000	1330	2K4Tu												
1	100	3	1400	1700	M												
X - Other - Waiting area in some Supervisors offices is non-existent and																	

97 - Transportation Authority										City Hall			Room 255		
- No Public Contact			X - Individual/Small Group			- Public Svc Counter			- Public Waiting Area						
X - Large Public Meetings			Avg Contacts per Day - 5			Hours -			Contacts -						
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk				Staff	Small	Med	Large			
-----															
1	15	2	1800	2000	1 day/mo										
2	7	1	1100	1200	3rd M										
3	5	1	1100	1200	2nd M										
4	5	1	1330	1430	1st T										
5	5	1	1100	1200	1st M										
- Other -															



San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE NEEDS SURVEY  
PUBLIC CONTACT STATUS

C-Department of Public Health - DPH

101 Grove Street

- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area						
Mtg No	Avg. # Attend	Length of Mtg	Avg Contacts per Day	Start	End	Day of Wk	Hours 0800-1700	Contacts - 250 Staff	6	2 Small	1 Med	1 Large
-----												
2	50	2	0900	1100		Thurs						
1	50	2	1300	1500		Tues						
3	50	1	0900	1000		Tues						
-----												
X - Other - In addition to the large public mtgs indicated above, 5 to 1												

1155 Market Street

	X - No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area	
	X - Large Public Meetings	Avg Contacts per Day - 20	Avg Contacts per Day - 20	Hours 0830-1700	Contacts - 20	Staff 12	Med	Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk			
			-----	-----	-----			
1	20	2	1500	1700	1T			
- Other -								

1155 Market Street

	No Public Contact	X - Individual/Small Group	Y - Public Svc Counter	X - Public Waiting Area
	- No Public Contact	Avg Contacts per Day - 20	Hours 0800-1645	Staff 11
Mtg No	Avg. # Attend	Length of Mtg	Start End	Day of wk
1	25	2	1600 1800	Tu
Other - The public service area is small and lacks privacy that is f				

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## PUBLIC CONTACT STATUS

## C-Department of Public Health - DPH

22 - Department of Public Health - City Clinic Annex				1360 Mission Street				Suite 400			
X - No Public Contact				- Individual/Small Group				- Public Svc Counter			
- Large Public Meetings				Avg Contacts per Day -				Hours -			
Mtg No	Avg. # Attend	Length of Mtg	Start End	Start End				Day of Wk		Staff	- Public Waiting Area
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	Small Med Large
1											
- Other -											

29 - AB 75 - Department of Public Health				1540 Market Street				Suite 260			
X - No Public Contact				- Individual/Small Group				- Public Svc Counter			
- Large Public Meetings				Avg Contacts per Day -				Hours -			
Mtg No	Avg. # Attend	Length of Mtg	Start End	Start End				Day of Wk		Staff	- Public Waiting Area
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	Small Med Large
1											
- Other -											

30 - Tobacco Free Project (DPH)				1540 Market Street				Suite 250			
				X - Individual/Small Group				Y - Public Svc Counter			
X - Large Public Meetings				Avg Contacts per Day -				Hours 0800-1700			
Mtg No	Avg. # Attend	Length of Mtg	Start End	Start End				Day of Wk		Staff	- Public Waiting Area
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	Small Med Large
1	20	2	1300	1500				Tu			
2	5	2	100	1200				W			
3	5	2	0900	100				F			
- Other -											

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C-Department of Public Health - DPH

63 - Tom Waddell Clinic (DPH)

50 Ivy Street

No Public Contact				X - Individual/Small Group				Y - Public Svc Counter				X - Public Waiting Area			
- Large Public Meetings				Avg Contacts per Day - 150				Hours 0800-2000				Staff 50			
Mtg No	Avg. # Attend	Length of Mtg	Start End	Start	End	Day of Wk		Start	End	Day of Wk		Small	3 Med	Large	
1	50	2	1300	1500		Tues									
2	30	2	1500	1700		Mon - Fri									
3	10	2	1300	1500		Thur									
4	24	2	1230	1430		Tue									
- Other -															

115 - Office of Senior Health Services (DPH)

1155 Market Street

Suite 102

No Public Contact				X - Individual/Small Group				Y - Public Svc Counter				X - Public Waiting Area			
- Large Public Meetings				Avg Contacts per Day -				Hours -				Staff			
Mtg No	Avg. # Attend	Length of Mtg	Start End	Start	End	Day of Wk		Start	End	Day of Wk		1 Small	Med	Large	
1															
- Other -															

116 - Employee Assistance Program (DPH)

1360 Mission Street

1st Floor

No Public Contact				X - Individual/Small Group				Y - Public Svc Counter				X - Public Waiting Area			
- Large Public Meetings				Avg Contacts per Day - 25				Hours 0800-1700				Staff 2			
Mtg No	Avg. # Attend	Length of Mtg	Start End	Start	End	Day of Wk		Start	End	Day of Wk		1 Small	Med	Large	
1															
X - Other - Resource/Screening room - 1 to 4 people															

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D-Public Utilities Commission - PUC

6 - Bureau of Energy Conservation (PUC) Room 402  
110 McAllister Street  
X - No Public Contact | - Individual/Small Group | - Public Waiting Area  
- Large Public Meetings | Avg Contacts per Day - | Staff | Small Med Large  
Mtg No Avg. # Attend Length of Mtg Start End Day of Wk  
-----  
1  
- Other -

7 - Health and Safety (PUC)

110 McAllister Street Room 405  
X - No Public Contact | - Individual/Small Group | - Public Waiting Area  
- Large Public Meetings | Avg Contacts per Day - | Staff | Small Med Large  
Mtg No Avg. # Attend Length of Mtg Start End Day of Wk  
-----  
1  
- Other -

8 - Municipal Railway Engineering

1145 Market Street Suite 402  
X - No Public Contact | X - Individual/Small Group | - Public Waiting Area  
- Large Public Meetings | Avg Contacts per Day - | Staff | 1 Small Med Large  
Mtg No Avg. # Attend Length of Mtg Start End Day of Wk  
-----  
1  
X - Other - the volume of public interaction varies.

D-Public Utilities Commission - PUC

12 - Utilities Engineering Bureau (PUC)

12 - Utilities Engineering Bureau (PUC)										1155 Market Street				4th Floor			
- No Public Contact				X - Individual/Small Group		Y - Public Svc Counter				X - Public Waiting Area							
X - Large Public Meetings		Avg Contacts per Day -		10		Hours 0800-1700		Contacts -		30		Staff 10		3 Small Med Large			
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk												
-----			-----		-----												
1	30	6	0800	1800	M-F												
- Other -																	

14 - Hetch Hetchy Water & Power

14 - Hetch Hetchy Water & Power				1155 Market Street				4th Floor			
X - No Public Contact		- Individual/Small Group		- Public Svc Counter		- Public Waiting Area					
- Large Public Meetings		Avg Contacts per Day		Hours		Small Med Large					
Mtg No	Avg. # Attend	Length of Mtg	Start End	Day of Wk							
-----		-----		-----							
1											
- Other -											

16 - Personnel & Training (PUC)

16 - Personnel & Training (PUC)										1155 Market Street				8th Floor			
		- No Public Contact		- Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area									
X - Large Public Meetings		Avg Contacts per Day -				Hours 0800-1700		1 Small Med Large									
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk												
		-----		-----													
1	100	4	1400	1900	2&4Tu												
X - Other - New employee orientation 30 to 40 people at a time, examinat																	



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D-Public Utilities Commission - PUC

17 - Protective Services (PUC)

17 - Protective Services (PUC)				1155 Market Street				8th Floor			
				- No Public Contact				X - Individual/Small Group			
				X - Large Public Meetings				Avg Contacts per Day - 15			
				Mtg No				Avg. # Attend			
				Length of Mtg				Start End			
				-----				-----			
				Day of Wk				Contacts -			
				-----				-----			
				1				50			
				4				1400			
				1800				Tues			
				-----				-----			
				- Other -							

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CIVIC CENTER STUDY - GOVERNMENT OFFICE NEEDS SURVEY  
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E-Chief Administrative Officer - CAO

71 - Chief Administrative Officer

City Hall										Room 289		
- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter							X - Public Waiting Area	
X - Large Public Meetings		Avg Contacts per Day - 20		Hours 0800-1700	Contacts - 10					Staff 2		Small 1 Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day	of Wk						
-----	-----	-----	-----	-----	-----	-----						
1	30	2										

- Other -

78 - Electronic Info Processing (CAO)

City Hall										Room 276		
- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter							- Public Waiting Area	
- Large Public Meetings		Avg Contacts per Day - 5		Hours 0800-1700	Contacts - 5					Staff 1		Small Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day	of Wk						
-----	-----	-----	-----	-----	-----	-----						
1												

- Other -

91 - Risk Management Program (CAO)

City Hall										Room 271		
- No Public Contact		- Individual/Small Group		- Public Svc Counter							- Public Waiting Area	
- Large Public Meetings		Avg Contacts per Day -		Hours -	Contacts -					Staff		Small Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day	of Wk						
-----	-----	-----	-----	-----	-----	-----						
1												

X - Other - small meetings (1-6 people) about once a week - mostly with

## F-Controller

15 - Information Services Division-Controller					1155 Market Street			9th Floor		
X - No	Public Contact	X - Individual/Small Group	- Public Svc Counter	- Public Waiting Area						
- Large	Public Meetings	Avg Contacts per Day -	5	Hours	-	Contacts	-	Staff	Med	Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk					
-----	-----	-----	-----	-----	-----					
1	10	0900	1600	Daily						
2	20	0900	1600	Daily						
X - Other - Large Employee Training Center										

### 32 - Audits Division (Controller)

- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area		
- Large Public Meetings	Avg Contacts per Day	- 5	Hours 0800-1700	Contacts -	5 Staff	1 Small	Med	Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk			
			-----	-----	-----			

1  
X - Other - Public svc. counter provided by/shared with/staffed by PPSD.

### 33 - Payroll/Personnel Services (Controller)

- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		- Public Waiting Area	
X - Large Public Meetings	Avg Contacts per Day	7	Hours 0800-1700	Contacts	7	Staff	1
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk	Small	Med
1	20	3	0900	1200	W		
- Other -							

F-Controller

36 - ISD Systems & Programming (Controller) 240 Van Ness Avenue

X - No Public Contact		- Individual/Small Group		- Public Svc Counter		- Public Waiting Area
- Large Public Meetings		Avg Contacts per Day - 5		Hours -		Small Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk	
-----	-----	-----	-----	-----	-----	

1

- Other -

73 - Controller's Office

City Hall

109

- No Public Contact		- Individual/Small Group		- Public Svc Counter		- Public Waiting Area
- Large Public Meetings		Avg Contacts per Day -		Hours -		Small Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk	
-----	-----	-----	-----	-----	-----	

1

- Other -

G-Department of Public Works - DPW

19 - Computer Services Division (DPW)

1170 Market Street

7th Floor

- No Public Contact		- Individual/Small Group		- Public Svc Counter		- Public Waiting Area
- Large Public Meetings		Avg Contacts per Day -		Hours -		Small Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk	
-----	-----	-----	-----	-----	-----	

1

- Other -

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CIVIC CENTER STUDY - GOVERNMENT OFFICE NEEDS SURVEY  
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G-Department of Public Works - OPW

20 - Personnel Administration Division (OPW)

				1170 Market Street		7th Floor	
- No Public Contact		- Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area	
- Large Public Meetings		Avg Contacts per Day -		Hours 0730-1700		Staff	2
Mtg No	Avg. # Attend	Length of Mtg	Start End	Day of Wk		1 Small	Med Large
-----	-----	-----	-----	-----			
1							
- Other -							

24 - Bureau of Building Inspection - Code Enforcement

				1390 Market Street		Suite 260	
- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area	
X - Large Public Meetings		Avg Contacts per Day -		Hours 0800-1700		Staff	12
Mtg No	Avg. # Attend	Length of Mtg	Start End	Day of Wk		1 Small	Med Large
-----	-----	-----	-----	-----			
1	25	2	1000 1200	every Wed			
2	35	3	1330 1630	one Wed/mo			
- Other -							

34 - Bureau of Engineering (OPW)

				1680 Mission Street		4th Floor	
- No Public Contact		- Individual/Small Group		- Public Svc Counter		- Public Waiting Area	
x - Large Public Meetings		Avg Contacts per Day -		Hours -		Staff	
Mtg No	Avg. # Attend	Length of Mtg	Start End	Day of Wk		Small	Med Large
-----	-----	-----	-----	-----			
1	30			1 or 2/mo.			
X - Other -	Suppliers, vendors, contractors, consultants coming for busi						

## PUBLIC CONTACT STATUS

## G-Department of Public Works - DPW

## 49 - Bureau of Architecture (DPW)

Room 4100

30 Van Ness Avenue

- No Public Contact		- Individual/Small Group		- Public Svc Counter		- Public Waiting Area
- Large Public Meetings		Avg Contacts per Day -		Hours -		Staff
Mtg No	Avg. # Attend	Length of Mtg	Start End	Day of Wk		Small Med Large
-----	-----	-----	-----	-----		

1

- Other -

## 50 - Office of Capital Resources Mgmt. (DPW)

Room 4200

30 Van Ness Avenue

- No Public Contact		- Individual/Small Group		- Public Svc Counter		- Public Waiting Area
- Large Public Meetings		Avg Contacts per Day -		Hours -		Staff
Mtg No	Avg. # Attend	Length of Mtg	Start End	Day of Wk		Small Med Large
-----	-----	-----	-----	-----		

1

- Other -

## 76 - Department of Public Works - Financial Mgmt/Admin.

Room 260

City Hall

- No Public Contact		- Individual/Small Group		- Public Svc Counter		- Public Waiting Area
X - Large Public Meetings		Avg Contacts per Day -		Hours 0800-1700		Staff 3
Mtg No	Avg. # Attend	Length of Mtg	Start End	Day of Wk		1 Small Med Large
-----	-----	-----	-----	-----		

1

- Other -



[illegible]

94 - Subdivisions, Surveys & Mapping (DPW)				City Hall		Room 359	
- No Public Contact	X - Individual/Small Group	Y - Public Svc Counter					
- Large Public Meetings	Avg Contacts per Day - 2	Hours 0800-1700	-	20	Staff	2	
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk		
-----	-----	-----	-----	-----	-----		
1							
- Other -							

207 - Bureau of Construction Management (DPM)										1550 Evans Avenue									
- No Public Contact					- Individual/Small Group					- Public Svc Counter					X - Public Waiting Area				
X - Large Public Meetings					Avg Contacts per Day - 20					Hours -					Staff				
Mtg No					Avg. # Attend Length of Mtg					Start End Day of Wk					Contacts -				
-----					-----					-----					-----				
4					65														
3					60					2					1000 1130 Quarterly				
2					55					2									
1					30					2					0930 1130 Alt. Tues				
X - Other - Suppliers, vendors, contractors, consultants, personnel inte																			

San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE NEEDS SURVEY  
PUBLIC CONTACT STATUS

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H-City Attorney

25 - City Attorney - Code Enforcement

1390 Market Street

2nd Floor

- No Public Contact | - Individual/Small Group | Y - Public Svc Counter | X - Public Waiting Area  
- Large Public Meetings | Avg Contacts per Day - | Hours 0800-1700 | 35 Staff 6 | 1 Small Med Large  
Mtg No Avg. # Attend Length of Mtg Start End Day of Wk  
-----

1

X - Other - Personnel and employees of City depts represented by City At

26 - City Attorney - Land Use

1390 Market Street

6th Floor

- No Public Contact | X - Individual/Small Group | Y - Public Svc Counter | X - Public Waiting Area  
- Large Public Meetings | Avg Contacts per Day - 75 | Hours 0800-1830 | 75 Staff 1 | 1 Small Med Large  
Mtg No Avg. # Attend Length of Mtg Start End Day of Wk  
-----

1

- Other -

27 - City Attorney - Litigation

1390 Market Street

6th Floor

- No Public Contact | X - Individual/Small Group | - Public Svc Counter | X - Public Waiting Area  
- Large Public Meetings | Avg Contacts per Day - 20 | Hours - | Staff | 1 Small Med Large  
Mtg No Avg. # Attend Length of Mtg Start End Day of Wk  
-----

1

- Other -

H-City Attorney

I-Department of Social Services - DSS101 - Department of Social Services

X - No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area	
X - Large Public Meetings	Avg Contacts per Day - 150	Avg Contacts per Day - 150	Hours 0800-1700	Contacts - 150	Staff 4	Small	2 Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start End	Day of Wk			
1	60	3	0930 1230	4th TH			
- Other -							

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## PUBLIC CONTACT STATUS

## I-Department of Social Services - DSS

## 101 - Department of Social Services

150 Otis Street

- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area		
X - Large Public Meetings	Avg Contacts per Day	150	Hours 0800-1700	Contacts -	150	Staff	4	Small 2 Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk			
-----	-----	-----	-----	-----	-----			

## J-Department of Parking and Traffic - DPT

## 40 - Dept. of Parking &amp; Traffic - Administration

25 Van Ness Avenue

Suite 410

- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area		
X - Large Public Meetings	Avg Contacts per Day	6	Hours 0800-1700	Contacts -	10	Staff	3	Small 3 Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk			
-----	-----	-----	-----	-----	-----			

1 25 4 1600 2000 1st/3rd Tu  
 2 15 1 1030 1130 Fri  
 X - Other - one small conference room, accomodating 6 to 8 people

## 47 - Traffic Engineering (Parking &amp; Traffic)

25 Van Ness Avenue

Suite 345

- No Public Contact		X - Individual/Small Group		Y - Public Svc Counter		X - Public Waiting Area		
X - Large Public Meetings	Avg Contacts per Day	4	Hours 0800-1700	Contacts -	30	Staff	3	Small 1 Med Large
Mtg No	Avg. # Attend	Length of Mtg	Start	End	Day of Wk			
-----	-----	-----	-----	-----	-----			

1  
 X - Other - 2 conference rooms: 1 large, seating 20, the other small, s

- No Public Contact	X - Individual/Small Group	Y - Public Svc Counter	X - Public Waiting Area
- Large Public Meetings	Avg Contacts per Day - 20	Hours 0800-1700	Small 9   Med 2   Large
Mtg No	Avg. # Attend	Length of Mtg	Start End Day of Wk
-----	-----	-----	-----
1			
X - Other - Counter Services Area for permit intake & issuance (at Const)			

K-Bureau of Building Inspection - BB1

62 - Property Conservation (BB1)

Room 302

450 McAllister Street

- No Public Contact	- Individual/Small Group	- Public Svc Counter	- Public Waiting Area
- Large Public Meetings	Avg Contacts per Day -	Hours -	Staff
Mtg No	Avg. # Attend	Length of Mtg	Start End
-----	-----	-----	-----
1			
- Other -			

64 - Administration (BB1)

524 Golden Gate Avenue

- No Public Contact	X - Individual/Small Group	- Public Svc Counter	X - Public Waiting Area
- Large Public Meetings	Avg Contacts per Day - 10	Hours -	Staff
Mtg No	Avg. # Attend	Length of Mtg	Start End
-----	-----	-----	-----
1			
- Other -			

65 - Mechanical Systems Program (BB1)

524 Golden Gate Avenue

- No Public Contact	- Individual/Small Group	Y - Public Svc Counter	X - Public Waiting Area
X - Large Public Meetings	Avg Contacts per Day -	Hours 0730-1630	Staff 3
Mtg No	Avg. # Attend	Length of Mtg	Start End
-----	-----	-----	-----
1	10	2	
- Other -			





San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE SPACE NEEDS ASSESSMENT  
Proximity Requirements by Agency

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#	Type	Agency	Purpose	Comments
1	A	City Attorney	B	
2	A	Controller	B	
3	A	Dept. of City Planning	B	
4	A	Mayor's Office	B	
1	A	Controller	AB	
2	A	Purchaser	AB	
3	A	Mayor's Office	B	
4	A	Board of Supervisors	B	
5	A	BBH	B	
1	A	Controller	AB	
1	A	Board of Supervisors	B	
2	A	Mayor's Office Child., Youth, Fam.	B	
3	A	Public Safety	B	
4	A	Mayor's Office	B	
5	A	Sheriff's Dept.	B	
6	A	DPH	B	
7	A	Main Library	B	
8	A	SFUSD	B	
9	A	Comm. on the Status of Women	B	
1	A	Hetch Hetchy	B	
2	A	Board of Supervisors	B	
3	F	Main Library	A	

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CIVIC CENTER STUDY - GOVERNMENT OFFICE SPACE NEEDS ASSESSMENT  
Proximity Requirements by Agency

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#	Type	Agency	Purpose	Comments
1	A	Health and Safety (PUC)	- 110 McAllister Street	
2	A	Utilities Engineering Bureau (UEB)	B	
3	A	DPH	B	
4	J	Public Transit	C	
1	A	Municipal Railway Engineering	- 1145 Market Street	
2	A	City Attorney	B	
3	A	DPW	B	
4	A	Muni	B	
5	C	Federal Transit Admin	B	meetings quarterly held at 1155 Market
1	A	Solid Waste Management (CAO)	- 1145 Market Street	
2	A	City Attorney	B	
3	A	CAO	B	
4	A	Purchaser	B	
5	A	DPW - BERM	B	
6	A	DPW- Admin.	B	
7	A	DPH - Env. Health	B	
1	A	OHMS - Central City Seniors	- 1155 Market Street	
2	A	DPH Administration	B	
3	A	DPH North of Market Clinic 333 Turk	B	
1	A	Utilities Engineering Bureau (PUC)	- 1155 Market Street	
2	A	City Attorney	ABCD	
3	A	Controller	ABCD	
4	A	PUC	ABCD	
5	A	Civil Service	ABCD	
6	A	Mayor's Office	ABCD	
7	A	CAO - Risk Management	ABCD	
8	A	Arts Commission	ABCD	
9	B	Human Rights Commission	ABCD	
10	B	Environmental Agencies	ABCD	

## CIVIC CENTER STUDY - GOVERNMENT OFFICE SPACE NEEDS ASSESSMENT

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Proximity Requirements by Agency

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#	Type	Agency	Purpose	Comments
Health Service System				
1	A	Retirement System		BC
2	G	Public Meeting Hall		A
3	A	Civil Service		BC
4	A	Controller - PPSD		BC
5	J	Public Transit		
Hetch Hetchy Water & Power				
1	A	City Attorney		B
2	A	PUC General Manager		B
3	A	PUC Finance Dept		B
				Now at 425 Mason St.
Personnel & Training (PUC)				
1	A	City Attorney		B
2	A	Retirement System		C
3	A	Health Service System		C
4	A	PUC		AB
5	A	Civil Service Certification		C
				Now at City Hall
Protective Services (PUC)				
1	A	Police Department		BC
2	A	City Hall		BC
3	A	Muni		BC
4	A	Water Department		BC
Retirement System				
1	A	Health Service System		C
2	A	Civil Service		C
3	J	Public Transit		C
4	A	City Attorney		BC
5	A	All City Departments		BC
6		All retirees & others		C
Computer Services Division (DPH)				
				- 1170 Market Street

A=Share Equipment/Resources B=Work w/ Agency Staff C=Client Convenience D=Historical Presence

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CIVIC CENTER STUDY - GOVERNMENT OFFICE SPACE NEEDS ASSESSMENT  
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#	Type	Agency	Purpose	Comments
-----				
Computer Services Division (DPW)				
			- 1170 Market Street	
Personnel Administration Division (DPW)				
1	A	City Attorney	AB	- 1170 Market Street
2	A	Civil Service	ABC	
3	A	Health Service System	ABC	
4	A	Retirement System	ABC	
5	A	Controller - PPSP	AB	
- 135 Van Ness Avenue				
2	J	transit/freeway/cabs	C	
1	E	District Admin.	C	
Department of Public Health				
1	A	DPH	B	- 1360 Mission Street
2	H	City Clinic	BC	Epidemiology
3	A	AIDS Office	B	Client Source
4	L	Parking	BC	
5	H	S.F. General Hospital	AB	Client patient services & test results
Bureau of Building Inspection				
1	A	City Attorney	AB	- 1390 Market Street
2	A	Dept. of Social Services	AB	
3	A	DPH	AB	
4	A	Dept. of City Planning	AB	
5	A	BBT	A	
6	G	City Hall Hearing Room	AC	
City Attorney - Code Enforcement				
			- 1390 Market Street	
City Attorney - Land Use				
1	D	Judicial	AB	- 1390 Market Street
A=Share Equipment/Resources B=Work w/ Agency Staff C=Client Convenience D=Historical Presence				

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#	Type	Agency	Purpose	Comments
		City Attorney - Litigation	- 1390 Market Street	
		Employee Relations Div. - Mayor's Office	- 1390 Market Street	
		AB 75 - Department of Public Health	- 1540 Market Street	
1	A	DPH	AB	Work closely with 101 Grove and for Commission mtg
2	A	Tobacco Free Project	AB	Now at 1540 Market
3	A	EMS Agency	B	Now at 1540 Market
		Tobacco Free Project (DPH)	- 1540 Market Street	
1	A	DPH	B	101 Grove St. for administration purposes.
		Wedge Program - Department of Public Health	- 1540 Market Street	
1	A	DPH	B	
2	A	AIDS Office	B	
3	J	Public Transit	C	
		Audits Division (Controller)	- 160 South Van Ness Avenue	
1	A	All City Departments	B	
2	A	Controller	A	
		Payroll/Personnel Services (Controller)	- 160 South Van Ness Avenue	
1	H	Health Service System	B	
2	A	Controller	A	
3	A	Retirement System	B	
4	A	Civil Service	B	
5	A	All City Departments	BC	Distribution of Reports
6	A	ISD	AB	
		Bureau of Engineering (DPW)	- 1680 Mission Street	
1	A	Bureau of Architecture	B	
2	A	Bureau of Construction Management		
3	A	City Attorney		
A=Share Equipment/Resources B=Work w/ Agency Staff C=Client Convenience D=Historical Presence				



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#	Type	Agency	Purpose	Comments
4	A	Bureau of Engineering (DPW)	- 1680 Mission Street	
5	A	Park and Rec.		
6	A	Fire Dept.		
7	J	Police Department		
8	A	Dept. of Parking and Traffic		For client and staff convenience
Department of Social Services				
1	A	City Attorney	- 170 Otis Street	
2	A	ISD	B	Frequent mtgs, process contracts
3	A	Controller	B	deliver & pickup daily computer docs.
4	J	Public Transit	B	daily document exchange
5	L	Parking	C	required by State regs.
			D	staff use own vehicles on City business
ISD Systems & Programming (Controller)				
1	A	ISD	- 240 Van Ness Avenue	
2	I	Food Services	ABC	
			A	To attract and retain qualified staff, must offer
AIDS Office (DPH)				
1	A	City Attorney	- 25 Van Ness Avenue	
2	A	Mayor's Office	B	
3	A	Board of Supervisors	B	
4	A	DPH	B	
5	A	Bd. of Education	C	and for staff convenience
6	J	Public Transit	C	
Commission on the Aging				
1	J	Public Transit	- 25 Van Ness Avenue	
2	A	Commission on Aging	C	Many elderly clients
3	C	Federal Administration on Aging	ABC	
4	G	DPH	B	10 U.N. Plaza
			B	Hearings at 101 Grove St.
Commission on the Status of Women				
1	A	Human Rights Commission	- 25 Van Ness Avenue	
2	A	Commission on Aging	ABC	
			ABC	
A-Share Equipment/Resources B-Work w/ Agency Staff C-Client Convenience D-Historical Presence				

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#	Type	Agency	Purpose	Comments
Commission on the Status of Women				
			- 25 Van Ness Avenue	
Department of Parking & Traffic				
1	A	Mayor's Office	- 25 Van Ness Avenue	B
2	A	Controller		B
3	A	City Attorney		B
4	A	Dept. of City Planning		B
Human Rights Commission				
1	A	City Attorney	- 25 Van Ness Avenue	AB
2	H	AIDS Services	ABE/Affirmative action information	ABC
3	A	Mayor's Office	AIDS/HIV Unit linkage	B
4	A	Controller		AB
5	B	Calif. Fair Employment/Housing	Discrimination complaints	BC
6	J	Muni		C
Public Administrator/Public Guardian				
	A	Superior Court	- 25 Van Ness Avenue	BD
			ige vol. staff court appearance	
Real Estate Department				
1	A	City Attorney	- 25 Van Ness Avenue	AB
2	A	City Hall	all Depts - legislative chamber	AB
Rent Board				
1	J	Public Transit	- 25 Van Ness Avenue	C
2	L	Parking		C
3	A	BBT	currently on/off street parking is OK	A
4	A	Human Rights Commission		A
5	A	City Attorney		AB
6	A	Reproduction Services		A
San Francisco Art Commission				
1	A	Bureau of Architect	- 25 Van Ness Avenue	B
2	A	City Attorney		B
3	A	Board of Supes		B
A-Share Equipment/Resources B-Work w/ Agency Staff C-Client Convenience D-Historical Presence				

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Proximity Requirements by Agency

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#	Type	Agency	Purpose	Comments
4	A	San Francisco Art Commission	- 25 Van Ness Avenue	
5	A	Mayor's Office	B	
6	A	CAO (Grants for Arts)	B	
6	A	S.F. Symphony	B	
		Traffic Engineering (Parking & Traffic)	- 25 Van Ness Avenue	
1	G	City Hall Hearing Room	BC	
2	A	DPW maps	B	
3	A	City Attorney	B	
4	A	CAO	B	
5	A	Mayor's Office	B	
6	A	Dept. of City Planning	B	
7	A	SFRA	B	
8	J	Public Transit	C	
		San Francisco Fire Department	- 260 Golden Gate Avenue	
		Bureau of Architecture (DPW)	- 30 Van Ness Avenue	
		Office of Capital Resources Mgmt. (DPW)	- 30 Van Ness Avenue	
		Community College Governing Board	- 33 Gough Street	
1	E	Other SFCCD Facilities	ABCD	
		North of Market Seniors (OMHS)	- 333 Turk Street	
1	A	Commission on Aging	B	
2	A	Community Substance Abuse	B	
3	A	Residential hotels and senior hsg	C	
4	C	Social Security Admin.	BC	10 UN Plaza
5	A	DPH	AB	
6	I	Food Services	C	Salvation Army mainly
7	J	Public Transit	C	Staff convenience as well

A-Share Equipment/Resources B-Work w/ Agency Staff C-Client Convenience D-Historical Presence

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#	Type	Agency	Purpose	Comments
North of Market Seniors (CMS)				
8	K	Police Department	- 333 Turk Street	B
9	L	Parking	BC	Frail and handicapped seniors
Residential Parking Permits (DPT)				
1	J	Public Transit	- 370 Grove Street	BC
2	L	Parking	C	
3	B	Dept. of Motor Vehicles	BC	Legislation req. address verif. w/DMV.
War Memorial & Performing Arts Center				
			- 401 Van Ness Avenue	
Civil Service Commission				
2	J	Public Transit	- 44 Gough Street	C
3	L	Parking	C	
4	G	Public Meeting Hall		only needed occasionally
5	I	Food Services	C	staff convenience
1	A	All City Departments	ABCD	
2	J	public transit	- 440 Turk Street	C
3	C	HUD	B	
1	A	Housing Auth Eligib Office	B	
Building Inspection Division (BBI)				
2	A	City Attorney	- 450 McAllister Street	B
1	A	Dept. of City Planning	ABC	
Department of City Planning				
1	A	City Attorney	- 450 McAllister Street	BC
2	A	City Hall	BC	
3	A	BBI	ABC	
4	A	SFRA	B	
5	J	Public Transit	C	
6	L	Parking	C	

A=Share Equipment/Resources B=Work w/ Agency Staff C=Client Convenience D=Historical Presence

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#	Type	Agency	Purpose	Comments
Department of City Planning				
			- 450 McAllister Street	
Permit Processing & Issuance (BB1)				
2	A	Fire Dept.	- 450 McAllister Street	
3	A	DPH	ABC	
4	A	DPW-Streets/Sidewalks	ABC	
1	A	Dept. of City Planning	ABC	
Tom Waddell Clinic (DPH)				
2	A	Water Dept.	- 450 McAllister Street	
1	A	Assessor's Office	A	
DPH Administration				
			- 50 Ivy Street	
			AC	shared staff, support, commissary, Aud., etc.
Administration (BB1)				
1	A	Dept. of City Planning	- 524 Golden Gate Avenue	
2	A	BB1	ABC	
			AB	
Mechanical Systems Program (BB1)				
1	A	Dept. of City Planning	- 524 Golden Gate Avenue	
2	A	BB1	BC	
			ABC	
Relocation Appeals Board				
1	A	Mayor's Office	- 770 Golden Gate Avenue	
2	A	City Attorney	B	
3	C	Social Security Admin.	BC	
4	A	SFRA	ABC	
5	J	Public Transit	C	
San Francisco Redevelopment Agency				
1	A	Mayor's Office	- 770 Golden Gate Avenue	
2	A	Dept. of City Planning	B	
3	A	CAO	B	
4	A	Board of Supervisors	B	
A=Share Equipment/Resources B=Work w/ Agency Staff C=Client Convenience D=Historical Presence				

#	Type	Agency	Purpose	Comments
San Francisco Redevelopment Agency				
			- 770 Golden Gate Avenue	
Assessor's Office				
1	A	Tax Collector	- City Hall	
2	A	Clerk/Recorder	AB Share Information/Computer	
			AB Share Information/Computer	
Board of Permit Appeals				
1	A	BBI	- City Hall	
2	A	Dept. of City Planning	C most appeals are of bldg permits	
3	A	Assessor/Tax Collector	C most appeals are of bldg permits	
			AC	
Board of Supervisors				
1	A	City Attorney	- City Hall	
2	A	Budget Analyst	AB	
3	A	Individual Supervisors	AB	
4	G	Board Chamber	AB	
5	G	Board Mtg. Rooms	AB	
6	J	Public Transit	C	
7	L	Parking	C	
8	A	Mayor's Office	B	
9	A	Transportation Authority	BC	
Chief Administrative Officer				
1	A	Mayor's Office	- City Hall	
2	A	Board of Supervisors	B	
3	A	City Attorney	B	
			C	
Civil Service Commission				
			- City Hall	
2	A	Mayor's Office	- City Hall	
3	A	Board of Supes	B	
4	A	Treasurer	B	
5	A	Assessor	B	
A=Share Equipment/Resources B=Work w/ Agency Staff C=Client Convenience D=Historical Presence				



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#	Type	Agency	Purpose	Comments
Controller's Office				
1	A	City Attorney	- City Hall	B
Convention Facilities Department				
1	A	CAO	- City Hall	AB ESSENTIAL
2	A	DPW		AB
3	A	City Attorney		B
Department of Public Works				
1	A	DPW	- City Hall	AB Now at 1170 Market
Electricity & Telecommunications Dept.				
			- City Hall	
Electronic Info Processing (CAO)				
1	A	ISD	- City Hall	B
2	A	City Attorney		AB
3	A	DPW		AB
4	A	DPH		AB
5	A	Controller		AB
6	A	CAO		AB
7	A	Mayor's Office		AB
Film and Video Arts Commission				
1	A	City Attorney	- City Hall	C
2	L	Parking		C
Grants for the Arts				
1	A	CAO	- City Hall	AB
2	G	Public Meeting Hall		AC
3	A	Controller		B
4	A	Tax Collector		B
5	J	Public Transit		C Staff convenience

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Proximity Requirements by Agency

#	Type	Agency	Purpose	Comments
2	A	City Attorney	- City Hall	
3	A	CAO	BD	
4	A	Mayor's Citizen's Assistance	BD	
1	A	Board of Supes	BD	
Moscone Convention Center Expansion				
			- City Hall	
Municipal Court				
1	A	Dist. Atty.	- City Hall	
2	A	Public Defender	B	
3	A	Sheriff's Dept.	BC	Hall of Justice
4	A	Adult Probation	B	
5	A	Reproduction Services	A	Type set and reproduce all court forms - high vol.
6	A	Controller	B	Daily deposits
7	C	Post Office	A	
8	A	Clerk/Recorder	C	
Office of the City Attorney				
1	A	Mayor's Office	- City Hall	
2	A	Board of Supervisors	B	
Public Utilities Commission				
1	A	Mayor's Office	- City Hall	
2	A	CAO	B	
3	A	Controller	B	
4	A	City Attorney	B	
5	A	Transportation Authority	B	
6	G	Public Meeting Hall	C	
7	J		C	
8	L		C	
Purchaser (Mailroom & Reproduction)				
1	A	DPW	- City Hall	
			BC	
A-Share Equipment/Resources B-Work w/ Agency Staff C-Client Convenience D-Historical Presence				

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#	Type	Agency	Purpose	Comments
-----				
		Purchaser (Mailroom & Reproduction)	- City Hall	
2	A	DPH	BC	
3	A	Clerk/Recorder	BC	
4	A	Controller	BC	
5	A	Mayor's Office	BC	
6	A	Dept. of Social Services	BC	
7	A	Tax Collector	BC	
8	A	All City Departments	BC	
9	A	General Service Depts.	BC	
-----				
		Recorder's Office	- City Hall	
1	A	Assessor	B	Need access more than proximity
2	A	Tax Collector	B	Need access more than proximity
-----				
		Registrar of Voters	- City Hall	
1	A	City Attorney	AB	Need to get legal opinions quickly
2	B	Civil Superior Court	B	Need to be in court on short notice re: elections.
-----				
		Risk Management Program	- City Hall	
	A	CAO	AB	
-----				
		Sheriff's Office	- City Hall	
1	A	City Attorney	B	
2	A	Mayor's Office	B	
3	A	Board of Supervisors	B	
4	A	Civil Service	B	
5	A	Controller	B	
6	A	Purchaser	B	
7	D	Courts	B	
-----				
		Mayor's Off. Econ Plan. & Dev./Sm. Bus. Adv. Comm.	- City Hall	
2	C	Federal Offices	B	
3		SF Business Community	C	
4	A	Dept. of City Planning	BC	
5	A	BBI - Construction Services Center	BC	
-----				
A-Share Equipment/Resources			B-Work w/ Agency Staff	C-Client Convenience
				D-Historical Presence

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#	Type	Agency	Purpose	Comments
Mayor's Off. Econ Plan. & Dev./Sm. Adv. Comm. - City Hall				
6	A	SFRA	BC	
7	A	Clerk/Recorder	BC	
8	A	Tax Collector	BC	
9	A	DPW	BC	
10	A	Rest of Mayor's Office	BC	
1	B	State Offices	B	
Subdivisions, Surveys & Mapping (DPW)				
- City Hall				
1	A	BB1	ABC	part of permit process
2	A	Dept. of City Planning	ABC	part of permit process
3	A	Dept. of Parking and Traffic	B	ISCOTT
4	A	DPW Engineering	AB	need services from time to time
5	A	Board of Supervisors	B	Permits & maps heard at Board
6	G	Public Meeting Hall	AC	hold hrs several times/month
7	A	City Attorney	BC	
Superior Court				
- City Hall				
1	A	Board of Supervisors	B	
2	A	Auditors	B	
3	A	Controller	B	
4	A	City Attorney	B	
5	D	Municipal Court	AB	
Tax Collector's Office				
- City Hall				
1	A	Treasurer	ABD	
2	A	Controller	BC	
3	A	Assessor	BC	
Transportation Authority				
- City Hall				
1	A	Reproduction Services	B	
2	A	City Attorney	B	
3	A	All City Departments	AB	
5	G	Public Meeting Hall	B	Room 228/chambers - convenient for Bd. & Public

San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE SPACE NEEDS ASSESSMENT  
Proximity Requirements by Agency

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7/27/93

#	Type	Agency	Purpose	Comments
-----				
Treasurer's Office				
1	A	Controller	ABC	- City Hall
2	A	Assessor	B	
3	A	Tax Collector	ABC	
Waterfront Transportation				
1	A	DPW	B	- City Hall
2	A	PUC	B	
3	A	Transportation Authority	B	
4	A	SFRA	B	
5	A	Dept. of City Planning	B	
6	A	City Attorney	B	
7	A	Arts Commission	B	
8	A	Dept. of Parking and Traffic	B	
9	A	Mayor's Office	B	
Assessment Appeals Board				
A		Assessor	ABC	- City Hall Assessor's staff must attend hearings.
Department of Social Services				
J		Public Transit	C	- 150 Otis Street required by State regulations
Department of Social Services				
1	L	S.F. General Hospital	B	- 1440 Harrison Street
2		Public Transit		
3		Parking		
EMS Agency (DPH)				
1	A	DPH	AB	- 1540 Market Street
2	G	DPH hearing rm., 101 Grove	AB	
3	A	Reproduction Services	A	
4	A	City Hall	AB	
5	I	Food Services	C	also for staff
6	L	Parking	C	

#	Type	Agency	Purpose	Comments
City Clinic Annex (DPH)				
1	A	DPH	B	- 1372 Mission Street
2	H	City Clinic	BC	
3	A	AIDS Office	B	
4	H	S.F. General Hospital	B	
5	L	Parking	C	
SF Council of American Legion (Veterans)				
				- 401 Van Ness Avenue
Purchaser				
1	A	General Service Depts.	BC	- City Hall
2	A	Controller	B	
Mayor's Office				
1	A	Mayor's Office	B	- City Hall
2	A	City Attorney	BC	
3	A	Sheriff's Dept.	BC	
4	A	Police Dept.	B	
5	A	Health Dept.	B	
6	B	Off. Crim. Just. & Planning	C	
7	I	Food Services		
8	J			
9	L			
Mayor's Citizen's Assistance Center				
1	A	Mayor's Office	BC	- City Hall
2	A	Mayor's Office of Criminal Justice	B	
3	A	Mayor's Office of Business Assistan	B	
- 10 United Nations Plaza				
1	A	Mayor's Office	B	
2	A	City Attorney	B	
3	A	Controller	B	
4	A	Purchaser	B	
A=Share Equipment/Resources B=Work w/ Agency Staff C=Client Convenience D=Historical Presence				



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#	Type	Agency	Purpose	Comments
5	A	Board of Supes	B	- 10 United Nations Plaza
6	A	Mayor's Crim Justice Council	B	
7	A	Mayor's Office Comm Dev	B	
8	G	large mtg rooms		
9	J	Muni/Bart	C	clients & staff use public transit often
		Mayor's Office of Housing		
1	A	City Attorney	B	- 10 United Nations Plaza
2	A	Controller	B	
3	A	Dept. of City Planning	B	
4	A	Mayor's Office	B	
		Tax Collector's Office - Business Tax Division		
1	A	Treasurer	ABD	- 25 Van Ness Avenue
		Office of Senior Health Services (DPH)		
1	A	All City Departments	ABC	- 1155 Market Street
2	J	Public Transit	BC	
3	A	Dept. of Social Services	ABC	
4	A	Geriatric Mental Health	AB	
		Employee Assistance Program (DPH)		
1	A	DPH	BCD	- 1360 Mission Street
2	J	Public Transit	C	
		Housing Auth Admin		
1	A		B	- 241-243 Golden Gate Avenue
2	J	Public Transit	C	
		other CMHS agencies		
1	A		BC	- 1380 Howard Street
		City Gov't offices		
1	A		AB	- 3801 3rd Street

San Francisco Department of City Planning  
CIVIC CENTER STUDY - GOVERNMENT OFFICE SPACE NEEDS ASSESSMENT

7/27/93

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Proximity Requirements by Agency

#	Type	Agency	Purpose	Comments
2	A	S.F. Treatment Plant Lab.	- 3801 3rd Street AB	
1	A	PUC	- 425 Mason Street B	
2	A	PUC Finance	B	
Bureau of Construction Management (DPM)				
1	A	DPM	- 1550 Evans Avenue B	Director's Office
2	A	Contract Administration	B	
3	A	DPM	B	Deputy Director
4	A	City Attorney	B	
5	A	DPM - Bureau of Engineering	B	
6	A	DPM - Bureau of Architecture	B	
7	J	Freeway	C	Contractor convenience
8	L	Parking	C	Client and Staff convenience
9	A	Dept. of Parking and Traffic	B	
1	J	freeway	- 1380 Howard Street	for field visits out of city
2	A	Community Mental Health	computer link	
3	L	parking		

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A=Share Equipment/Resources B=Work w/ Agency Staff C=Client Convenience D=Historical Presence



## CIVIC CENTER FACILITIES PLAN STUDY RELEVANT COURT AND DETENTION FACILITIES REPORTS

### Background

(The following excerpt from the August 1987 Courts Expansion Study of Main Library, identified in listing No. 20 below, gives a good description of reasons why civil court activities have grown over the last decade and are expected to grow over the next.)

"The trial courts of San Francisco are already short of adequate space for tasks judges and staff are required to perform under the law. This is largely due to the rapid changes in both civil and criminal law of this State in the past 25 years. A few examples of the demands made on the San Francisco court system include:

1. Increased complexity of pre-trial discovery, especially in civil cases, has multiplied the hours required of court and counsel in hearings at the courthouse even though most of these cases never go to trial. Pre-trial proceedings are often of longer duration than the trial itself.
2. Because San Francisco is known for a jury climate more favorable to plaintiffs than in surrounding counties, many cases which could be filed in one or more other counties are filed in San Francisco county.
3. As the financial center of the west, San Francisco is the site of the contractual origin of many cases which are actually executed in other counties, states, or nations. Many large, multi-national corporations make their headquarters here. Any action filed against one of these firms anywhere in the world is processed through the San Francisco courts.
4. By widening civil liability into areas not formerly recognized as the basis for civil damages, the law has been encouraging more complex civil litigation. Examples include: damages for emotional distress to victims of torts; asbestos litigation (averaging 56 trial days per trial); increased time required to select juries in death penalty cases because of a requirement that potential jurors be questioned individually; employment discrimination suits; and damages for pollution of the environment.
5. The recent influx of large numbers of Hispanic and Asian aliens has increased the use of foreign language interpreters. It is well recognized that the use of interpreters measurably increases the time required to try both civil and criminal cases.
6. An already large and still growing field of civil litigation is in the area of mandamus proceedings by individuals and public interest groups to require the courts to monitor the actions of local and state administrative agencies.
7. Professional malpractice suits, although somewhat limited by legislation in medicine, are spreading to all professional activities, including law, dentistry, and accountancy.

8. Increase in traffic citations and especially traffic protests has resulted in a large increase in the demands on the Municipal Court operations and facilities.
9. Increases in the jurisdictional limit for Municipal Court from \$5,000 to \$15,000 in 1978, and from \$15,000 to \$25,000 in 1986, have greatly increased the Municipal Court case load and reflect the expansion of Superior Court activity as well.
10. Rent control legislation has increased tenant landlord litigation.

Experience tells us that these kinds of litigation will continue to increase into the year 2005 and beyond.

These examples of increased complexity and types of litigation begin to explain the need for additional judges, court staff and attendant space. Other issues driving the need for new space are inefficiencies in current operations caused by overcrowding and poor organization of existing court facilities with respect to the requirements of contemporary court operations. The physical environment of the existing court facilities does not favorably represent the judicial branch. This affects public perception of City and County government."

#### **Relevant Court Facilities Studies for San Francisco**

1. November 1955: General Obligation Bond Proposition for a courthouse.

This bond proposition would provide for the construction of a civil courthouse with garage in the Civic Center (Marshall Square) in the amount of \$13,000,000. The proposed building was to have eight floors and two basement levels with 576,600 gross square feet of floor area. Although the proposal received a majority vote, it failed to receive the required two-thirds approval.

2. June 1956: General Obligation Bond Proposition for a Hall of Justice.

The bond proposition provided for the construction of the new Hall of Justice on Bryant Street in the amount of \$19,475,000. The proposition received the required two-thirds approval.

3. November 1957: General Obligation Bond Proposition for a courthouse.

The bond proposition provided for the construction of a civil courthouse with a garage and alterations to City Hall in the amount of \$22,150,000 (no detail available). Although the proposal received a majority vote, it failed to receive the required two-thirds approval.

4. October 1958: Civic Center Development Plan.

The Plan, a report to the Civic Center Technical Coordinating Committee, recommended that a civil courts building be constructed on the Marshall Square

site. The building would have five floors and one basement level for a total area of 302,000 square feet (net). The Committee, however, recommended that the Marshall Square site not be committed to a specific use until further studies are completed.

5. November 1958: General Obligation Bond Proposition for a courthouse.

This proposition was identical to the one submitted in November 1957. Although it too received a majority vote, the proposition failed to receive the required two-thirds approval.

6. June 1967: Civic Center Office Space Requirements.

This report, presented to the Chief Administrative Officer, was a comprehensive survey of office space needs in the Civic Center. It recommended that a new courts building be constructed for the Municipal and Superior Courts (Civil). The gross area for the five story building with three basement levels, including two parking levels, was 320,000 square feet (250,400 gross square feet was assigned to the courts). No action was taken to implement this study.

7. September 1968: Joint development of the Commerce High School playing field for Court and Board of Education purposes.

By Resolution No. 605-68, the Board of Supervisors authorized negotiations between the Chief Administrative Officer and the Unified School District for an adequate and feasible financing plan to provide for the construction of a courthouse and office space for the courts and the Unified School District on the Commerce High playing field.

8. August 1969: A Report on the Proposed Courthouse and School Administration Building in the Civic Center.

This report was prepared by the Chief Administrative Officer as authorized under Resolution No. 605-68. It recommended a single building which would contain 314,700 gross square feet for the Municipal and Superior Courts (Civil), administrative office space for the Unified School District in the amount of 200,000 gross square feet, and a parking facility for 500 cars. The cost estimate for the building was \$36.4 million, including \$10.1 million for remodeling City Hall. The financing plan recommended four possible alternatives: General Obligation Bonds, Non-Profit Corporation, Joint Powers Agreement, and the use of the Retirement Fund.

9. November 1971: General Obligation Bond Proposition for added courtrooms at the Hall of Justice.

The bond proposal provided for the construction of five additional floors over the Coroner's space at the Hall of Justice for courtroom facilities in the amount of \$3,850,000. The proposition failed to receive the required two-thirds vote.



10. November 1973: General Obligation Bond Proposition for added courtrooms at the Hall of Justice.

This proposition was the same as the November 1971 proposal. The amount was increased to \$4,500,000. Although the proposition received a majority vote, it failed to receive the required two-thirds vote.

11. July 1976: Non-Profit Corporation to plan and construct added courtrooms at the Hall of Justice.

By Resolution No. 606-76, the Board of Supervisors endorsed in principle the use of the services of a non-profit corporation to plan and construct additional courtrooms at the Hall of Justice for the Municipal and Superior Courts. No work was done under this resolution.

12. September 1977: Department of Commerce, Economic Development Administration, approved grant for construction of added courtrooms at the Hall of Justice.

Under the Local Public Works program (Round 2), the Department of Commerce, Economic Development Administration approved a grant in the amount of \$5,000,000 (\$2,000,000 was also provided by the City) for the construction of two additional floors over the Coroner's space for a jury assembly room and six new courtrooms. This was completed.

13. 1982: U.S. District Court Consent Decree on Jail Overcrowding; Will Stone versus the City and County of San Francisco, Case No. C-78-2774WHD.

14. January 1987: Condition Assessment: County Jail No. 3.

The condition assessment for Jail No. 3 at San Bruno was prepared by the Department of Public Works. The study addressed the existing physical condition of architectural, structural, electrical and mechanical systems at the jail. The estimated cost to correct deficiencies identified in the study was about \$14,700,000. The study did not address operational deficiencies at the facility.

15. April 1987: Creating a New Agenda for the Care and Treatment of San Francisco's Youthful Offenders.

This report, prepared for the Juvenile Court, provided a Program Needs Assessment of the City's youth offender population, described the policies and practices that serve this population group, and offered program recommendations.

The report also presented a Facility Assessment resulting from an architectural and engineering evaluation of existing building systems at the Youth Guidance Center.

16. May 1987: Dormitory project at the San Bruno Jail Complex.

To meet the overcrowding issue within the jail system, an emergency resolution (No. 192-87-2) was passed by the Board of Supervisors to provide for the construction of a 300 bed dormitory project at the San Bruno Jail Complex. This was completed in 1989.

17. June 1987: Facility Design Options for the Care and Treatment of San Francisco's Youthful Offenders.

This report, prepared for the Juvenile Court, described three facility options to support the program recommendations contained in the previous report entitled Creating a New Agenda (April 1987). These options included a new off-site facility, the remodeling (reconstruction) of the existing facility, and the repair of the existing facility.

18. April 1987: Court Facilities Inventory Review and Expansion Program report (Sobel report). Revised report published in July 1987.

A comprehensive study was undertaken by consultants to determine the space requirements of all departments within the City's court system. The study presented several options. The principal options were:

-- If all Civil and Criminal departments were combined into a single building, there would be a need for 531,900 to 591,600 gross square feet of floor area for courts and support agencies.

-- If Civil and Criminal courts were separated, Civil would need 281,434 to 313,397 gross square feet of floor area, and Criminal would need 252,512 to 281,903 gross square feet.

-- The study found that separate civil and criminal court facilities result in duplication of management and service functions. A combined civil/criminal courthouse at or near the Hall of Justice detention facility could result in a 20 percent savings in space requirements.

Consultants: Walter Sobel and Assoc.; Esherrick, Homsey, Dodge and Davis; LDA Architects.

19. August 1987: Condition Assessment: Hall of Justice.

The condition assessment for the Hall of Justice was prepared by the Department of Public Works. The study addressed the existing physical condition of various building systems and recommended upgrading of these systems. The estimated cost to correct deficiencies identified in the study was about \$10,200,000. This phase of the study did not address operational deficiencies at the Hall.

Additionally, the study reviewed three proposals for expanding the Hall of Justice complex: new floors over the Coroner/Court area; new Sheriff's building

over the parking garage; and, new Sheriff's building on the adjacent property. The estimated costs for these proposals varied from about \$59.0 million for the additional floors to \$117.0 million for the new building on adjacent property.

20. August 1987: Courts Expansion Study: Site 1: Main Public Library Building.

The consultant's report presented a detailed examination of the existing Main Library building for re-use as a Civil court facility following the completion of a new Main Library building. The consultant concluded that only the Superior Civil Court could be accommodated within the 156,600 net sq.ft. of a remodeled building. Under this proposal, Municipal Civil Courts would either remain in City Hall or be relocated to the Hall of Justice once additional space was made available. The study concluded that all Civil courts (Municipal and Superior) would require 203,032 to 227,261 net sq.ft. of space for courts and administrative support services; all Criminal courts would need 182,099 to 203,282 net sq.ft.; small claims and traffic courts would need 35,881 to 38,377 net sq.ft.; and a combined courthouse would need 384,627 to 427,779 net sq.ft. of space. All space needs numbers reflect existing needs and projected needs to the year 2005. This report concluded that only the Superior Civil Court with administrative support services could "fit" into a remodeled old Main Library with an addition on Hyde Street and parking for a cost of about \$51 million (1987 dollars). This dollar amount does not include the costs of duplication of facilities and increased operating costs associated with separate Municipal Civil and Superior Civil courts.

Consultants: Esherick, Homsey, Dodge and Davis; Walter Sobel and Assoc.; LDA Architects; Marilyn Gaddis: Rutherford and Chekene; Takahashi Assoc.; Zimmer, Gunsul, Frasca; Emanuel George; and Adamson Assoc.

21. November 1987: Civic Center Proposal.

As a part of the Civic Center Proposal report, prepared jointly by the Mayor's Office and the Department of City Planning, a recommendation was included to relocate the Civil Divisions of the Municipal and Superior Courts from City Hall to a new building adjacent to the Hall of Justice to provide for the consolidation of all Court and Court-related activities. The report was accepted in principle by the Board of Supervisors under Resolution No. 1125-87.

22. October 1988: San Francisco Jail Needs Assessment (Final Report).

The report, presented to the Jail Policy and Planning Advisory Committee, provided a detailed needs assessment of the adult detention system. It focused on those aspects of the Proposition 52 and the nature of jail services. The report also recommended the upgrading of existing jail facilities and the providing of new jail facilities.

23. April 1989: San Francisco Major (Jail) Needs Assessment: Part II, Architectural Studies.

The report, presented to the Jail Policy and Planning Advisory Committee, was the second part of the jail needs assessment (see previous listing for October 1988). It provided an evaluation of existing jail facilities at the Hall of Justice as well as an analysis of the operational problems faced by these facilities. The report also contained development options that sought to resolve these problems and to implement the specific recommendations for upgraded or new jail facilities.

24. April 1989: Major (Jail) Needs Assessment and Master Plan (final report).

This report, presented by the Jail Policy and Planning Advisory Committee to the Board of Supervisors, recommended a 20 year plan for the adult correctional system and an immediate capital improvement plan designed to satisfy the present needs and relieve jail overcrowding. The Committee's report was based on need assessments made to the Committee by outside consultants (see previous listings for October 1988 and April 1989).

25. January 1990: Proposition 52 Projects.

Under Resolution No. 96-90 of the Board of Supervisors, approval was given for the siting, to meet the requirements of Proposition 52, of the work furlough and medical/psychiatric facilities in a new Sheriff's building at the Hall of Justice, upgrading life-safety systems at the Hall of Justice, and to the extent that funds may remain, a services building for the San Bruno Complex and life-safety work at the complex.

26. March 1990: San Francisco's Youth Guidance Center: A 20 Year Projection of the Number of Beds Needed in a New Juvenile Detention Facility.

This report was prepared as a part of the proposal for a new juvenile justice facility. The report described the problems affecting the present facility, its population history, and recent proposals for the reform of detention policies. It also projected the number of beds needed for the secure detention of juveniles arrested for law violations.

27. June 1990: General Obligation Bond Proposition for the Earthquake Safety Program, Phase 2.

This bond proposition provided, in part, for the seismic upgrading of the San Bruno Detention Complex (men's and women's buildings) in the amount of about \$7.9 million. Additionally, funds were allocated under the bond program to the San Bruno Detention Complex and the Youth Guidance Center for earthquake damage repair, asbestos abatement and building preservation work. The proposition received the required two-thirds approval by the voters.



28. May 1990: General Obligation Bond Program Report for a New Youth Guidance Center.

The Bond Program Report submitted by the Juvenile Probation Department provided for the development of a new Youth Guidance Center at a new site or for the development of a new Center at the present site. The request was modified and approved by the Board of Supervisors for submission to the electorate in November 1990 in the amount of \$73.8 million.

29. June 1990: General Obligation Bond Program Report for an Adult Correctional System Capital Improvement and Expansion Program.

The Bond Program Report submitted by the Sheriff provided for the development of a new Sheriff's Facility at the Hall of Justice site, and life-safety improvements for the existing correctional facilities at the Hall of Justice. The request was modified and approved by the Board of Supervisors for submission to the electorate in November 1990 in the amount of \$16.5 million.

30. January 1993: San Francisco Municipal Court Assessment of the Criminal Case Adjudication Process for Misdemeanor and Felony Cases.

A study by the Courts Technical Assistance Project (CTAP report No. 3-028) which analyzed the criminal justice system in San Francisco to identify ways to prevent jail overcrowding and recidivism. Recommendations include new use management systems, expanded pretrial diversion, better screening and service referrals, and amended preliminary hearings.

31. August 1993: Schedule of Seismic, Asbestos, Disabled Access Surveys for Selected General Fund Supported Buildings, Department of Public Works, Office of Capital Resource Management.

A list of select city-owned buildings with dates of seismic, asbestos and disabled access survey reports on the condition of these buildings conducted by City staff and a summary description of the building's seismic survey rating. Seismic ratings of 1 to 5 indicate the seismic safety condition of the building with a rating of 1 being the most safe and a rating of 5 being the most dangerous and in need of repair and/or retrofitting to current Building Code standards. The Hall of Justice received a rating of 4; City Hall received a rating of 3; and the Main Library received a rating of 3. The Men's Jail at San Bruno received a rating of 3 and the Women's Jail received a rating of 2.

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
CITY HALL CLUSTERS (1,3,4,17)  
SAVINGS FROM VACATED LEASES

7/07/93

Address: 1390 Market Street  
Annual Rent Paid: \$ 569,640

2nd Floor Owner: Calfox  
Space Leased: 32,731 SqFt Rent/Square Foot: \$ 17.40

Tenant(s)

	Square Footage	Annual Rent Paid
City Attorney - Code Enforcement	8,067	\$ 140,396
City Attorney - Land Use	16,438	\$ 286,082
City Attorney - Litigation	1,979	\$ 34,442

Address: 160 South Van Ness Avenue  
Annual Rent Paid: \$ 131,616

2nd Floor Owner: Harlee Investments  
Space Leased: 15,000 SqFt Rent/Square Foot: \$ 8.77

Tenant(s)

	Square Footage	Annual Rent Paid
Audits Division (Controller)	3,000	\$ 26,323
Payroll/Personnel Services (Controller)	12,000	\$ 105,293

Address: 770 Golden Gate Avenue  
Annual Rent Paid: \$ 446,266

3rd Floor Owner: S.F.City Empl. Credit Union  
Space Leased: 24,945 SqFt Rent/Square Foot: \$ 17.89

Tenant(s)

	Square Footage	Annual Rent Paid
Relocation Appeals Board	300	\$ 5,367

TOTAL ANNUAL RENT PAID: \$ 597,902



San Francisco Department of City Planning  
CIVIC CENTER STUDY  
NEW GOVERNMENT BUILDING CLUSTERS (14,15,16)  
SAVINGS FROM VACATED LEASES

7/07/93

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TOTAL ANNUAL RENT PAID: \$ 2,201,478

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Address: 10 United Nations Plaza  
Annual Rent Paid: \$ 146,460

Suite 600 Owner: Home Savings  
Space Leased: 11,160 SqFt Rent/Square Foot: \$ 13.12

Tenant(s)

Square Footage Annual Rent Paid

Mayor's Office of Community Development  
Mayor's Office of Housing

6,700 \$ 87,928  
3,300 \$ 43,308

Address: 1145 Market Street  
Annual Rent Paid: \$ 353,736

Suite 401 Owner: Sangiacomo  
Space Leased: 21,716 SqFt Rent/Square Foot: \$ 16.29

Tenant(s)

Square Footage Annual Rent Paid

Solid Waste Management (CAO)

4,837 \$ 78,791

Address: 1155 Market Street  
Annual Rent Paid: \$ 1,596,072

4th Floor Owner: 1155 Market Partners  
Space Leased: 94,166 SqFt Rent/Square Foot: \$ 16.95

Tenant(s)

Square Footage Annual Rent Paid

Hetch Hetchy Water & Power  
Utilities Engineering Bureau (PUC)

5,254 \$ 89,053  
53,000 \$ 898,327

Address: 1390 Market Street  
Annual Rent Paid: \$ 569,640

Suite 260 Owner: Calfox  
Space Leased: 32,731 SqFt Rent/Square Foot: \$ 17.40

Tenant(s)

Square Footage Annual Rent Paid

Bureau of Building Inspection - Code Enforcement

2,000 \$ 34,807

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
NEW GOVERNMENT BUILDING CLUSTERS (14,15,16)  
SAVINGS FROM VACATED LEASES

7/07/93

Page 2

Address: 1550 Evans Avenue  
Annual Rent Paid: \$ 435,708

Space Leased: 29,518 SqFt      Owner: H. Morgan  
Rent/Square Foot: \$ 14.76

Tenant(s)

Square Footage      Annual Rent Paid

Bureau of Construction Management (DPW)

7,000      \$ 103,325

Address: 30 Van Ness Avenue  
Annual Rent Paid: \$ 344,400

Room 4100      Owner: Herbst Foundation  
Space Leased: 22,863 SqFt      Rent/Square Foot: \$ 15.06

Tenant(s)

Square Footage      Annual Rent Paid

Bureau of Architecture (DPW)  
Office of Capital Resources Mgmt. (DPW)

22,000      \$ 331,400  
863      \$ 13,000

Address: 524 Golden Gate Avenue  
Annual Rent Paid: \$ 82,800

Space Leased: 5,500 SqFt      Owner: 325 Franklin Assoc.  
Rent/Square Foot: \$ 15.05

Tenant(s)

Square Footage      Annual Rent Paid

Administration (BBI)  
Mechanical Systems Program (BBI)

2,000      \$ 30,109  
3,000      \$ 45,164

Address: 770 Golden Gate Avenue  
Annual Rent Paid: \$ 446,266

Space Leased: 24,945 SqFt      Owner: S.F.City Empl. Credit Union  
Rent/Square Foot: \$ 17.89

Tenant(s)

Square Footage      Annual Rent Paid

San Francisco Redevelopment Agency

24,945      \$ 446,266

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
NEW GOVERNMENT BUILDING CLUSTERS (14,15,16)  
SAVINGS FROM VACATED LEASES

7/07/93

Page 3

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TOTAL ANNUAL RENT PAID: \$ 2,201,478

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San Francisco Department of City Planning  
CIVIC CENTER STUDY  
NEW OFFICE CLUSTERS (5, 13, 14, 16)  
SAVINGS FROM VACATED LEASES

7/07/93

Page 1

Address: 10 United Nations Plaza  
Annual Rent Paid: \$ 146,460

Suite 600 Owner: Home Savings  
Space Leased: 11,160 SqFt Rent/Square Foot: \$ 13.12

Tenant(s)

Square Footage Annual Rent Paid

Mayor's Office of Community Development  
Mayor's Office of Housing

6,117 \$ 80,277  
3,300 \$ 43,308

Address: 1155 Market Street  
Annual Rent Paid: \$ 1,638,896

9th Floor Owner: 1155 Market Partners  
Space Leased: 96,694 SqFt Rent/Square Foot: \$ 16.95

Tenant(s)

Square Footage Annual Rent Paid

Information Services Division-Controller

19,397 \$ 328,766

Address: 1170 Market Street

Annual Rent Paid: \$ 118,229

7th Floor Owner: PG&E  
Space Leased: 8,466 SqFt Rent/Square Foot: \$ 13.97

Tenant(s)

Square Footage Annual Rent Paid

Computer Services Division (DPW)

4,966 \$ 69,351

Address: 1380 Howard Street

Annual Rent Paid: \$ 765,473

3rd Floor Owner: Robert Cort  
Space Leased: 59,393 SqFt Rent/Square Foot: \$ 12.89

Tenant(s)

Square Footage Annual Rent Paid

MIS - Computer Services (DPH)

5,650 \$ 72,819



San Francisco Department of City Planning

CIVIC CENTER STUDY

NEW OFFICE CLUSTERS (5, 13, 14, 16)

SAVINGS FROM VACATED LEASES

7/07/93

Page 2

Address: 1550 Evans Avenue  
Annual Rent Paid: \$ 435,712

Space Leased: 29,518 SqFt  
Owner: H. Morgan  
Rent/Square Foot: \$ 14.76

Tenant(s)

Square Footage Annual Rent Paid

Bureau of Construction Management (DPW)

29,518 \$ 435,712

Address: 241-243 Golden Gate Avenue  
Annual Rent Paid: \$ 39,134

Space Leased: 6,180 SqFt  
Owner: Serv.Employ.Union #14  
Rent/Square Foot: \$ 6.33

Tenant(s)

Square Footage Annual Rent Paid

Housing Authority

6,180 \$ 39,134

Address: 25 Van Ness Avenue  
Annual Rent Paid: \$ 1,034,678

Suite 400  
Space Leased: 69,398 SqFt  
Owner: C.O.P./CCSF  
Rent/Square Foot: \$ 14.91

Tenant(s)

Square Footage Annual Rent Paid

Real Estate Department

3,660 \$ 54,568

Address: 30 Van Ness Avenue  
Annual Rent Paid: \$ 341,400

Room 4100  
Space Leased: 22,863 SqFt  
Owner: Herbst Foundation  
Rent/Square Foot: \$ 14.93

Tenant(s)

Square Footage Annual Rent Paid

Bureau of Architecture (DPW)

22,000 \$ 328,513

Office of Capital Resources Mgmt. (DPW)

863 \$ 12,887

Address: 3801 3rd Street

Annual Rent Paid: \$ 149,500

Suite 600

Space Leased: 10,740 SqFt

Owner: Sangyong Dev.

Rent/Square Foot: \$ 13.92

Tenant(s)

-----

Square Footage Annual Rent Paid

Environmental Regulation & Management (DPW)

-----

10,740 \$ 149,500

Address: 414 Mason Street

Annual Rent Paid: \$ 123,924

501

Space Leased: 6,522 SqFt

Owner: Wm.Ferdon

Rent/Square Foot: \$ 19.00

Tenant(s)

-----

Square Footage Annual Rent Paid

Management Information Systems (PUC)

-----

6,522 \$ 123,924

Address: 524 Golden Gate Avenue

Annual Rent Paid: \$ 82,800

Owner: 325 Franklin Assoc.

Rent/Square Foot: \$ 15.05

Tenant(s)

-----

Square Footage Annual Rent Paid

Administration (BBI)

Mechanical Systems Program (BBI)

-----

2,500 \$ 37,636

3,000 \$ 45,164

Address: 770 Golden Gate Avenue

Annual Rent Paid: \$ 446,266

Owner: S.F.City Empl. Credit Union

Rent/Square Foot: \$ 17.89

Tenant(s)

-----

Square Footage Annual Rent Paid

San Francisco Redevelopment Agency

-----

24,645 \$ 440,899

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
NEW OFFICE CLUSTERS (5, 13, 14, 16)  
SAVINGS FROM VACATED LEASES

7/07/93

Page 4

Address: 815 Eddy Street	38,203	Space Leased:	2,242 SqFt	Owner: Planned Parenthood
Annual Rent Paid: \$				Rent/Square Foot: \$ 17.04
Tenant(s)			Square Footage	Annual Rent Paid
San Francisco Redevelopment Agency			2,242	\$ 38,203

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TOTAL ANNUAL RENT PAID: \$2,300,661

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N:\CITYCENT\LEASES\1.R:DRL:7/7/93

Address: 1145 Market Street Suite 402 Owner: Sangiacomo  
Annual Rent Paid: \$ 353,736 Space Leased: 21,716 SqFt Rent/Square Foot: \$ 16.29  
Tenant(s) Square Footage Annual Rent Paid  
-----  
Municipal Railway Engineering 3,750 \$ 61,084

Address: 1475 Mission Street Owner: 1475 Mission Partners  
Annual Rent Paid: \$ 411,618 Space Leased: 84,000 SqFt Rent/Square Foot: \$ 4.90  
Tenant(s) Square Footage Annual Rent Paid  
-----  
Police Department - City Tow 84,000 \$ 411,618

Address: 25 Van Ness Avenue Suite 410 Owner: C.O.P./CCSF  
Annual Rent Paid: \$ 1,034,678 Space Leased: 69,398 SqFt Rent/Square Foot: \$ 14.91  
Tenant(s) Square Footage Annual Rent Paid  
-----  
Dept. of Parking & Traffic - Administration 4,550 \$ 67,837  
Traffic Engineering (Parking & Traffic) 7,500 \$ 111,820

=====

TOTAL ANNUAL RENT PAID: \$652,359

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San Francisco Department of City Planning  
CIVIC CENTER STUDY  
TRANSPORTATION CLUSTER (7)  
SAVINGS FROM VACATED LEASES

7/07/93

Page 1

Address: 1145 Market Street  
Annual Rent Paid: \$ 353,736

Suite 402 Owner: Sangiacomo  
Space Leased: 21,716 SqFt Rent/Square Foot: \$ 16.29

Tenant(s)

Municipal Railway Engineering

Square Footage Annual Rent Paid  
3,750 \$ 61,084

Address: 25 Van Ness Avenue  
Annual Rent Paid: \$ 1,034,678

Suite 410 Owner: C.O.P./CCSF  
Space Leased: 69,398 SqFt Rent/Square Foot: \$ 14.91

Tenant(s)

Dept. of Parking & Traffic - Administration  
Traffic Engineering (Parking & Traffic)

Square Footage Annual Rent Paid  
4,550 \$ 67,837  
7,500 \$ 111,820

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TOTAL ANNUAL RENT PAID: \$240,741

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7/07/93

Page 1

Address: 1155 Market Street  
Annual Rent Paid: \$ 1,596,072

Room 104 Owner: 1155 Market Partners  
Space Leased: 94,166 SqFt Rent/Square Foot: \$ 16.95

Tenant(s)	Square Footage	Annual Rent Paid
CMHS - Central City Seniors	5,154	\$ 87,358
Office of Senior Health Services (DPH)	2,528	\$ 42,848

Address: 1380 Howard Street  
Annual Rent Paid: \$ 784,488

2nd Floor Owner: Robert Cort  
Space Leased: 62,271 SqFt Rent/Square Foot: \$ 12.60

Tenant(s)	Square Footage	Annual Rent Paid
Conservatorship Services (DPH)	1,000	\$ 12,598
Lead Program (DPH)	1,000	\$ 12,598
Mental Health, Substance Abuse & Forensic (DPH)	56,561	\$ 712,554

Address: 1540 Market Street  
Annual Rent Paid: \$ 89,442

Suite 260 Owner:  
Space Leased: 6,770 SqFt Rent/Square Foot: \$ 13.21

Tenant(s)	Square Footage	Annual Rent Paid
AB 75 - Department of Public Health	1,296	\$ 17,122
EMS Agency (DPH)	2,798	\$ 36,966
Tobacco Free Project (DPH)	2,121	\$ 28,022
Wedge Program - Department of Public Health	826	\$ 10,913



San Francisco Department of City Planning  
CIVIC CENTER STUDY  
HEALTH CLUSTER (8)  
SAVINGS FROM VACATED LEASES

Page 2

7/07/93

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TOTAL ANNUAL RENT PAID: \$	960,978
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San Francisco Department of City Planning  
CIVIC CENTER STUDY  
NEW OFFICE CLUSTERS (14, 16)  
SAVINGS FROM VACATED LEASES

7/07/93

Page 1

Address: 10 United Nations Plaza  
Annual Rent Paid: \$ 146,460

Suite 600 Owner: Home Savings  
Space Leased: 11,160 SqFt Rent/Square Foot: \$ 13.12

Tenant(s)

-----	Square Footage	Annual Rent Paid
-----	-----	-----
Mayor's Office of Community Development	6,117	\$ 80,277
Mayor's Office of Housing	3,300	\$ 43,308

Address: 1550 Evans Avenue  
Annual Rent Paid: \$ 435,712

Suite 600 Owner: H. Morgan  
Space Leased: 29,518 SqFt Rent/Square Foot: \$ 14.76

Tenant(s)

-----	Square Footage	Annual Rent Paid
-----	-----	-----
Bureau of Construction Management (DPW)	29,518	\$ 435,712

Address: 241-243 Golden Gate Avenue  
Annual Rent Paid: \$ 39,134

Suite 400 Owner: Serv. Employ. Union #14  
Space Leased: 6,180 SqFt Rent/Square Foot: \$ 6.33

Tenant(s)

-----	Square Footage	Annual Rent Paid
-----	-----	-----
Housing Authority	6,180	\$ 39,134

Address: 25 Van Ness Avenue  
Annual Rent Paid: \$ 1,034,678

Suite 400 Owner: C.O.P./CCSF  
Space Leased: 69,398 SqFt Rent/Square Foot: \$ 14.91

Tenant(s)

-----	Square Footage	Annual Rent Paid
-----	-----	-----
Real Estate Department	3,660	\$ 54,568

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
NEW OFFICE CLUSTERS (14, 16)  
SAVINGS FROM VACATED LEASES

7/07/93

Page 2

Address: 30 Van Ness Avenue  
Annual Rent Paid: \$ 341,400

Room 4100 Owner: Herbst Foundation  
Space Leased: 22,863 SqFt Rent/Square Foot: \$ 14.93

Tenant(s)

Square Footage Annual Rent Paid

Bureau of Architecture (DPW)  
Office of Capital Resources Mgmt. (DPW)

22,000 \$ 328,513  
863 \$ 12,887

Address: 524 Golden Gate Avenue  
Annual Rent Paid: \$ 82,800

Owner: 325 Franklin Assoc.  
Space Leased: 5,500 SqFt Rent/Square Foot: \$ 15.05

Tenant(s)

Square Footage Annual Rent Paid

Administration (BBI)  
Mechanical Systems Program (BBI)

2,500 \$ 37,636  
3,000 \$ 45,164

Address: 770 Golden Gate Avenue  
Annual Rent Paid: \$ 446,266

Owner: S.F.City Empl. Credit Union  
Space Leased: 24,945 SqFt Rent/Square Foot: \$ 17.89

Tenant(s)

Square Footage Annual Rent Paid

San Francisco Redevelopment Agency

24,645 \$ 440,899

Address: 815 Eddy Street

Annual Rent Paid: \$ 38,203

Owner: Planned Parenthood  
Space Leased: 2,242 SqFt Rent/Square Foot: \$ 17.04

Tenant(s)

Square Footage Annual Rent Paid

San Francisco Redevelopment Agency

2,242 \$ 38,203

7/07/93

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TOTAL ANNUAL RENT PAID: \$1,556,301
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7/07/93

Page 1

Address: 10 United Nations Plaza  
 Annual Rent Paid: \$ 146,460

Suite 600 Owner: Home Savings  
 Space Leased: 11,160 SqFt Rent/Square Foot: \$ 13.12

Tenant(s)

Square Footage Annual Rent Paid

Mayor's Office of Community Development  
 Mayor's Office of Housing

6,117 \$ 80,277  
 3,300 \$ 43,308

Address: 1155 Market Street  
 Annual Rent Paid: \$ 1,638,896

9th Floor Owner: 1155 Market Partners  
 Space Leased: 96,694 SqFt Rent/Square Foot: \$ 16.95

Tenant(s)

Square Footage Annual Rent Paid

Information Services Division-Controller

19,397 \$ 328,766

Address: 1170 Market Street  
 Annual Rent Paid: \$ 118,229

7th Floor Owner: PG&E  
 Space Leased: 8,466 SqFt Rent/Square Foot: \$ 13.97

Tenant(s)

Square Footage Annual Rent Paid

Computer Services Division (DPW)

4,966 \$ 69,351

Address: 1380 Howard Street  
 Annual Rent Paid: \$ 765,473

3rd Floor Owner: Robert Cort  
 Space Leased: 59,393 SqFt Rent/Square Foot: \$ 12.89

Tenant(s)

Square Footage Annual Rent Paid

MIS - Computer Services (DPH)

5,650 \$ 72,819



San Francisco Department of City Planning  
CIVIC CENTER STUDY  
NEW OFFICE CLUSTERS (5, 14, 16)  
SAVINGS FROM VACATED LEASES

7/07/93

Page 2

Address: 1550 Evans Avenue  
Annual Rent Paid: \$ 435,712

Space Leased: 29,518 SqFt      Owner: H. Morgan  
Rent/Square Foot: \$ 14.76

Tenant(s)

Square Footage      Annual Rent Paid

Bureau of Construction Management (DPW)

29,518      \$ 435,712

Address: 241-243 Golden Gate Avenue  
Annual Rent Paid: \$ 39,134

Space Leased: 6,180 SqFt      Owner: Serv. Employ. Union #14  
Rent/Square Foot: \$ 6.33

Tenant(s)

Square Footage      Annual Rent Paid

Housing Authority

6,180      \$ 39,134

Address: 25 Van Ness Avenue  
Annual Rent Paid: \$ 1,034,678

Suite 400      Owner: C.O.P./CCSF  
Space Leased: 69,398 SqFt      Rent/Square Foot: \$ 14.91

Tenant(s)

Square Footage      Annual Rent Paid

Real Estate Department

3,660      \$ 54,568

Address: 30 Van Ness Avenue  
Annual Rent Paid: \$ 341,400

Room 4100      Owner: Herbst Foundation  
Space Leased: 22,863 SqFt      Rent/Square Foot: \$ 14.93

Tenant(s)

Square Footage      Annual Rent Paid

Bureau of Architecture (DPW)

22,000      \$ 328,513

Office of Capital Resources Mgmt. (DPW)

863      \$ 12,887

7/07/93

Page 3

Address: 414 Mason Street

501

Owner: Wm.Ferdon

Annual Rent Paid: \$ 123,924

Space Leased:

6,522 SqFt

Rent/Square Foot: \$ 19.00

Tenant(s)

Square Footage Annual Rent Paid

Management Information Systems (PUC)

6,522

\$ 123,924

Address: 524 Golden Gate Avenue

5,500 SqFt

Owner: 325 Franklin Assoc.

Annual Rent Paid: \$ 82,800

Space Leased:

Rent/Square Foot: \$ 15.05

Tenant(s)

Square Footage Annual Rent Paid

Administration (BBI)

2,500 \$ 37,636

Mechanical Systems Program (BBI)

3,000 \$ 45,164

Address: 770 Golden Gate Avenue

24,945 SqFt

Owner: S.F.City Empl. Credit Union

Annual Rent Paid: \$ 446,266

Space Leased:

Rent/Square Foot: \$ 17.89

Tenant(s)

Square Footage Annual Rent Paid

San Francisco Redevelopment Agency

24,645

\$ 440,899

Address: 815 Eddy Street

2,242 SqFt

Owner: Planned Parenthood

Annual Rent Paid: \$ 38,203

Space Leased:

Rent/Square Foot: \$ 17.04

Tenant(s)

Square Footage Annual Rent Paid

San Francisco Redevelopment Agency

2,242

\$ 38,203

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
NEW OFFICE CLUSTERS (5, 14, 16)  
SAVINGS FROM VACATED LEASES

7/07/93

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TOTAL ANNUAL RENT PAID: \$2,151,161

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San Francisco Department of City Planning

CIVIC CENTER STUDY

NEW OFFICE CLUSTERS (5, 14, 15, 16)

7/07/93

Page 1

SAVINGS FROM VACATED LEASES

Address: 10 United Nations Plaza  
Annual Rent Paid: \$ 146,460

Suite 600 Owner: Home Savings  
Space Leased: 11,160 SqFt Rent/Square Foot: \$ 13.12

Tenant(s)

-----	Square Footage	Annual Rent Paid
Mayor's Office of Community Development	6,117	\$ 80,277
Mayor's Office of Housing	3,300	\$ 43,308
-----	-----	-----

Address: 110 McAllister Street  
Annual Rent Paid: \$ 56,136

Room 402 Owner: Hastings College of Law  
Space Leased: 3,639 SqFt Rent/Square Foot: \$ 15.43

Tenant(s)

-----	Square Footage	Annual Rent Paid
Bureau of Energy Conservation (PUC)	1,276	\$ 19,684
-----	-----	-----

Address: 1145 Market Street  
Annual Rent Paid: \$ 353,736

Suite 401 Owner: Sangiacomo  
Space Leased: 21,716 SqFt Rent/Square Foot: \$ 16.29

Tenant(s)

-----	Square Footage	Annual Rent Paid
Solid Waste Management (CAO)	4,837	\$ 78,791
Utilities Engineering Bureau (PUC)	13,129	\$ 213,861
-----	-----	-----

Address: 1155 Market Street  
Annual Rent Paid: \$ 1,638,896

4th Floor Owner: 1155 Market Partners  
Space Leased: 96,694 SqFt Rent/Square Foot: \$ 16.95

Tenant(s)

-----	Square Footage	Annual Rent Paid
Hetch Hetchy Water & Power	5,254	\$ 89,052
Information Services Division-Controller	19,397	\$ 328,766
Utilities Engineering Bureau (PUC)	32,551	\$ 551,717
-----	-----	-----

San Francisco Department of City Planning  
CIVIC CENTER STUDY  
NEW OFFICE CLUSTERS (5, 14, 15, 16)  
SAVINGS FROM VACATED LEASES

7/07/93

Page 2

Address: 1170 Market Street	7th Floor	Owner: PG&E
Annual Rent Paid: \$ 118,229	Space Leased: 8,466 SqFt	Rent/Square Foot: \$ 13.97
Tenant(s)	Square Footage	Annual Rent Paid
Computer Services Division (DPW)	4,966	\$ 69,351

Address: 1380 Howard Street	3rd Floor	Owner: Robert Cort
Annual Rent Paid: \$ 765,473	Space Leased: 59,393 SqFt	Rent/Square Foot: \$ 12.89
Tenant(s)	Square Footage	Annual Rent Paid
MIS - Computer Services (DPH)	5,650	\$ 72,819

Address: 1550 Evans Avenue		Owner: H. Morgan
Annual Rent Paid: \$ 435,712	Space Leased: 29,518 SqFt	Rent/Square Foot: \$ 14.76
Tenant(s)	Square Footage	Annual Rent Paid
Bureau of Construction Management (DPW)	29,518	\$ 435,712

Address: 241-243 Golden Gate Avenue		Owner: Serv. Employ. Union #14
Annual Rent Paid: \$ 39,134	Space Leased: 6,180 SqFt	Rent/Square Foot: \$ 6.33
Tenant(s)	Square Footage	Annual Rent Paid
Housing Authority	6,180	\$ 39,134

San Francisco Department of City Planning

CIVIC CENTER STUDY

NEW OFFICE CLUSTERS (5, 14, 15, 16)

7/07/93

Page 3

SAVINGS FROM VACATED LEASES

Address: 25 Van Ness Avenue  
Annual Rent Paid: \$ 1,034,678

Suite 400 Owner: C.O.P./CCSF  
Space Leased: 69,398 SqFt Rent/Square Foot: \$ 14.91

Tenant(s)

Square Footage Annual Rent Paid

Real Estate Department

3,660 \$ 54,568

Address: 30 Van Ness Avenue  
Annual Rent Paid: \$ 341,400

Room 4100 Owner: Herbst Foundation  
Space Leased: 22,863 SqFt Rent/Square Foot: \$ 14.93

Tenant(s)

Square Footage Annual Rent Paid

Bureau of Architecture (DPW)

22,000 \$ 328,513

Office of Capital Resources Mgmt. (DPW)

863 \$ 12,887

Address: 414 Mason Street

501

Owner: Wm.Ferdon

Annual Rent Paid: \$ 123,924

Space Leased: 6,522 SqFt Rent/Square Foot: \$ 19.00

Tenant(s)

Square Footage Annual Rent Paid

Management Information Systems (PUC)

6,522 \$ 123,924

Address: 524 Golden Gate Avenue  
Annual Rent Paid: \$ 82,800

Owner: 325 Franklin Assoc.  
Space Leased: 5,500 SqFt Rent/Square Foot: \$ 15.05

Tenant(s)

Square Footage Annual Rent Paid

Administration (BBI)

2,500 \$ 37,636

Mechanical Systems Program (BBI)

3,000 \$ 45,164



San Francisco Department of City Planning  
CIVIC CENTER STUDY  
NEW OFFICE CLUSTERS (5, 14, 15, 16)  
SAVINGS FROM VACATED LEASES

7/07/93

Page 4

Address: 770 Golden Gate Avenue  
Annual Rent Paid: \$ 446,266

Space Leased: 24,945 SqFt      Owner: S.F.City Empl. Credit Union  
Rent/Square Foot: \$ 17.89

Tenant(s)

San Francisco Redevelopment Agency      Square Footage      Annual Rent Paid  
-----  
24,645      \$ 440,899

Address: 815 Eddy Street

Annual Rent Paid: \$ 38,203

Space Leased: 2,242 SqFt      Owner: Planned Parenthood  
Rent/Square Foot: \$ 17.04

Tenant(s)

San Francisco Redevelopment Agency      Square Footage      Annual Rent Paid  
-----  
2,242      \$ 38,203

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TOTAL ANNUAL RENT PAID: \$3,104,266

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